WARRANTY DEED

Karen Johnson
Batch # 1382003
02/17/2026 03:58:00 PM
Fees: $38.00 Taxes: $8,325.00

Davidson County
DEEDWARR
7 pgs

20260217-0012642

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/5/28
(AFFIX SEAL)

MEGAN VANDYKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
100 Piratas, LLC	100 Piratas, LLC	Part of 06700008400
(NAME)	(NAME)	
4535 Harding Pk, Suite 309	4535 Harding Pk, Suite 309	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Timothy Monroe Stewart and Kelly Ann Stewart AKA Kelly Lynch Stewart, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **100 Piratas, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being a portion of a parcel of land lying in the 1st Civil District of Davidson County, Tennessee. Said parcel being a portion of the property having a parcel ID of 06700008400. Said parcel belonging to Kelly & Timothy Stewart and is of record in Deed Book (DB) 20240612 0044086 at the Register's Office Davidson County, Tennessee (RODCT). It can be generally described as being east of and adjacent to Old Hickory

Blvd, south of Old Hydes Ferry Pike, north of and west of the Cumberland River, and being further described below.

Beginning at a set ½" iron pin capped "TTL." Said POINT OF BEGINNING being having Tennessee State Plane Coordinates of Northing 683306.61 and Easting of 1695530.87, being in the southern Right of Way (ROW) of Old Hickory Blvd, and being the northwest corner of the Michael Rigby property, as recorded in DB 9714 PG 671 RODCT.

Thence, leaving said ROW along said Rigby property, South 33°05'08" East a distance of 1051.83 feet to a found ½" iron pin.

Thence, continuing along said Rigby property, North 39°23'55" East a distance of 192.93 feet to a found ½" iron pin.

Thence, continuing along said Rigby property, North 09°15'39" East a distance of 20.39 feet to a found ½" iron pin.

Thence, leaving said Rigby property, along a new severance line through the parent Stewart property the following 10 calls, all to a set ½" iron pin capped "TTL," and along a fence the first call, North 06°37'45" East a distance of 423.22 feet.

Thence, leaving said fence line and continuing along said new severance line, South 75°51'58" East a distance of 546.58 feet.

Thence, South 26°49'00" West a distance of 296.91 feet.

Thence, South 15°09'04" West a distance of 265.33 feet.

Thence, South 14°15'25" East a distance of 1017.57 feet.

Thence, South 32°29'28" East a distance of 878.16 feet.

Thence, South 89°20'18" East a distance of 142.88 feet.

Thence, South 57°42'00" East a distance of 364.00 feet.

Thence, South 38°22'00" East a distance of 939.79 feet.

Thence, North 68°28'58" East, passing through a set ½" iron pin capped "TTL" witness pin at 816.27 feet, for a total distance of 1336.87 feet to a point in the low water mark of the Cumberland River.
Thence, leaving said new severance line and along the low water mark of the Cumberland River the following 6 calls, South 26°45'01" West a distance of 640.61 feet to a point in the low water mark of the Cumberland River.

Thence, South 21°24'35" West a distance of 151.67 feet to a point in the low water mark of the Cumberland River.

Thence, South 27°11'41" West a distance of 280.43 feet to a point in the low water mark of the Cumberland River.

Thence, South 20°46'37" West a distance of 150.91 feet to a point in the low water mark of the Cumberland River.

Thence, South 29°29'02" West a distance of 89.66 feet to a point in the low water mark of the Cumberland River.

Thence, South 14°33'09" West a distance of 67.41 feet to a point in the low water mark of the Cumberland River. Said point being the easternmost point of the Collier Joint Revocable Living Trust property, as recorded in Quit Claim Deed (QC) 20251027 Page (PG) 0085301 RODCT.

Thence, leaving said low water mark of the Cumberland River and along said Collier Living trust property the following 7 calls, North 70°58'45" West, passing through a set ½" iron pin capped "TTL" witness pin at 166.66 feet for a total distance of 655.28 feet to a found ½" iron pin.

Thence, North 74°03'45" West a distance of 189.88 feet to a found ½" iron pin.

Thence, South 88°49'02" West a distance of 239.27 feet to a found ½" iron pin.

Thence, North 66°52'47" West a distance of 226.22 feet to a found ½" iron pin.

Thence, North 83°02'00" West a distance of 167.98 feet to a found ½" iron pin.

Thence, South 53°33'33" West a distance of 165.53 feet to a found ½" iron pin.

Thence, South 81°07'20" West a distance of 220.69 feet to a 24" Elm Tree. Said Elm Tree being the northwest corner of said Collier Joint Trust property, and the southeast corner of the Aaron Anderson property, as recorded in QC 20240814 PG 61982 RODCT.

Thence, leaving said Collier property, along and past said Anderson property, and to and along the Martha Simpkins property, as recorded in QC 8864 PG 768 RODCT, North 28°09'33" West a distance of 569.07 feet to a 15" hickory tree.

Thence, along and past said Simpkins property, and to and along the Nancy Livingston property, as recorded in QC 20130423 PG 0040253 RODCT, North 38°04'38" West a distance of 391.92 feet to a stone at a stump.

Thence, with said Livingston property the following 3 calls, North 41°27'26" West a distance of 78.12 feet to a point.

Thence, North 30°53'29" West a distance of 69.45 feet to a stump.

Thence, North 17°52'33" West a distance of 171.70 feet to a stump. Said stump being the northeast corner of said Livingston property and the southeast corner of the Nathan Stone and Shannon Thompson property, as recorded in DB 20151124 PG 119133 RODCT.

Thence, leaving said Livingston property and along said Stone/Thompson property the following 3 calls, North 11°18'59" West a distance of 248.63 feet to a set ½" iron pin capped "TTL."

Thence, North 08°45'30" East a distance of 163.17 feet to a set ½" iron pin capped "TTL."

Thence, North 17°31'44" West a distance of 109.98 feet to a found ½" iron pin. Said iron pin being the northeast corner of said Stone/Thompson property, and being the southeast corner of the David Hargrove property, as recorded in QC 20040617 PG 071959 RODCT.

Thence, leaving said Stone/Thompson property and along said Hargrove property, North 44°54'36" West a distance of 371.90 feet to a ½" iron pin.

Thence, continuing along said Hargrove property, North 20°05'34" West a distance of 197.39 feet to a found ½" iron pin. Said iron pin being the northeast corner of said Hargrove property and the southeast corner of the Leonard and Ina Barnes property, as recorded in DB 9446 PG 297 RODCT.

Thence, leaving said Hargrove property and along said Barnes property, North 17°32'43" West a distance of 358.74 feet to a set ½" iron pin capped "TTL."

Thence, continuing along said Barnes property, North 35°22'10" West a distance of 577.05 feet to a set ½" iron pin capped "TTL." Said iron pin being the northeast corner of said Barnes property and being in the east line of the Ryan Walega property, as recorded in DB 20221003 PG 108948 RODCT.

Thence, leaving said Barnes property and along said Walega property, North 40°38'24" East a distance of 153.81 feet to a found ½" iron pin. Said iron pin being the easternmost corner of said Walega property and the southernmost corner of the Virginia and David Bloodworth property, as recorded in DB 20220909 PG 101325 RODCT.

Thence, leaving said Walega property and along said Bloodworth property, North 41°37'56" East a distance of 175.17 feet to a found ½" iron pin.

Thence, continuing along said Bloodworth property, North 33°05'27" West a distance of 1100.55 feet to a set ½" iron pin in the southern ROW of Old Hickory Blvd.

Thence, leaving said Bloodworth property and along said Old Hickory Blvd ROW, North 57°01'24" East a distance of 170.00 feet to said POINT OF BEGINNING.

Said portion of parcel containing 4,356,278 square feet or 100.01 acres, more or less.

Together with and subject to any easements, covenants, right of ways, and conveyances that are of record and not of record. According to a boundary survey by TTL, Inc., stamped by Joshua A. Meeks, TN RLS #2790, dated December 1, 2025.

Being the same property conveyed to Timothy Monroe Stewart and wife, Kelly Ann Stewart (as to a ½ undivided interest) by Quitclaim Deed from Roy W. Parker and wife, Ann Murphy Parker of record in Book 9714, Page 661, Register's Office for Davidson County, Tennessee dated June 15, 1995, and recorded on June 28, 1995.

Being a portion of the same property conveyed to Mark Barrett and Nancy Barrett, husband and wife (as to a ½ interest) by Special Warranty Deed from John W. Parker, a one-sixth (1/6) undivided interest, Patricia Parker Dozier, Trustee of the Patricia Parker Dozier Living Trust dated December 17, 2007, a one-sixth (1/6) undivided interest, John W. Parker, Trustee of the Jennifer M. Parker Family Trust dated, a one-twelfth (1/12) undivided interest and John W. Parker, Trustee of the Elizabeth T. Parker Family Trust dated, a one-twelfth (1/12) undivided interest, (the total 50% undivided interest is all of the Grantor's Vested interest in the property), of record as Instrument Number 20240612-0044086, in the Register's Office of Davidson County, Tennessee, dated June 12, 2024, and recorded on June 12, 2024.

Being the same property conveyed to Timothy Monroe Stewart and Kelly Ann Stewart by Deed from Mark Barrett and Nancy Barrett, husband and wife of record in Instrument No. 20260217-0012626, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
County of DAVIDSON taxes for the year 2025 and thereafter, not yet due and payable.
Easement for flowage, recorded in Book 2155, Page 311.
Application for Greenbelt Assessment - Agricultural Land of record in Instrument No. 202412090095275

Grantee shall be responsible for any Rollback Taxes.
Right of First Refusal between 100 Piratas, LLC, a Tennessee limited liability company and Jimmy Stewart of record in Instrument No. 20260217-0012639, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☒
This is improved ☐ 100 acres off Old Hickory Blvd., Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 is 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 successors 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.

Effective the 13 day of February, 2026.

Timothy Monroe Stewart

Kelly Ann Stewart by Timothy Monroe Stewart, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13 day of February, 2026, before me personally appeared Timothy Monroe Stewart, 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 (or person's) free act and deed.

Kimberly D. Hicks

Notary Public
My Commission Expires: 12-7-29



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Timothy Monroe Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Kelly Ann Stewart, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of a record in Instrument No. 20260217001264 1 in the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 13 day of February, 2026

Notary Public: Kimberly D. Hicks
My Commission Expires: 12-7-29



RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

EXHIBIT "A"



VICINITY MAP
(NOT TO SCALE)

SITE LEGEND

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- CENTERLINE
- FENCE
- MONUMENT FOUND (SIZE AND MATERIAL AS NOTED)
- MONUMENT SET (1/2" REBAR CAPPED "TTL")
- LOW WATER MARK OF CUMBERLAND RIVER

PG=PAGE
BK=BOOK
ROW=RIGHT OF WAY
POS=POINT OF BEGINNING
NSL=NEW SEVERANCE LINE
NAD= NORTH AMERICAN DATUM
RODCT= REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE

GNSS Certification:

For boundary aspects of this survey, RTK GNSS positional data was observed on/between the dates of 11-12-25 and 11-26-25 using a Carlson BRx7 dual frequency receiver with an site Base and Rover. The grid coordinates of the Field Station(s) shown were derived using an OPUS solution referenced to NAD 83 (2011) (Epoch 2010) Geoid 18 (Combo).

Positional accuracy of the GNSS vectors does not exceed: H 0.01', V 0.02'

Combined Grid Factor: 0.99995415

SURVEYOR'S NOTES

A TITLE COMMITMENT/ SEARCH WAS NOT FURNISHED AT TIME OF SURVEY. THEREFORE THIS SURVEY IS SUBJECT TO AN ACCURATE TITLE COMMITMENT/ SEARCH.

A PORTION OF THIS TRACT DOES LAY WITHIN A SPECIAL FLOOD HAZARD AREA OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY ACCORDING TO THE FLOOD INSURANCE RATE MAP (47037 C 0208J) ZONE X AND AE) OF THE METROPOLITAN GOVERNMENT OF NASHVILLE-DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 25, 2022, UNLESS OTHERWISE NOTED ON SURVEY.

BEARINGS AND DISTANCES TAKE PRECEDENCE OVER SCALE

SETBACKS ARE AS PER ZONING. A ZONING REPORT WAS NOT FURNISHED AT TIME OF SURVEY.

PROPERTY IS SUBJECT TO COVENANTS, EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD AND NOT OF RECORD.

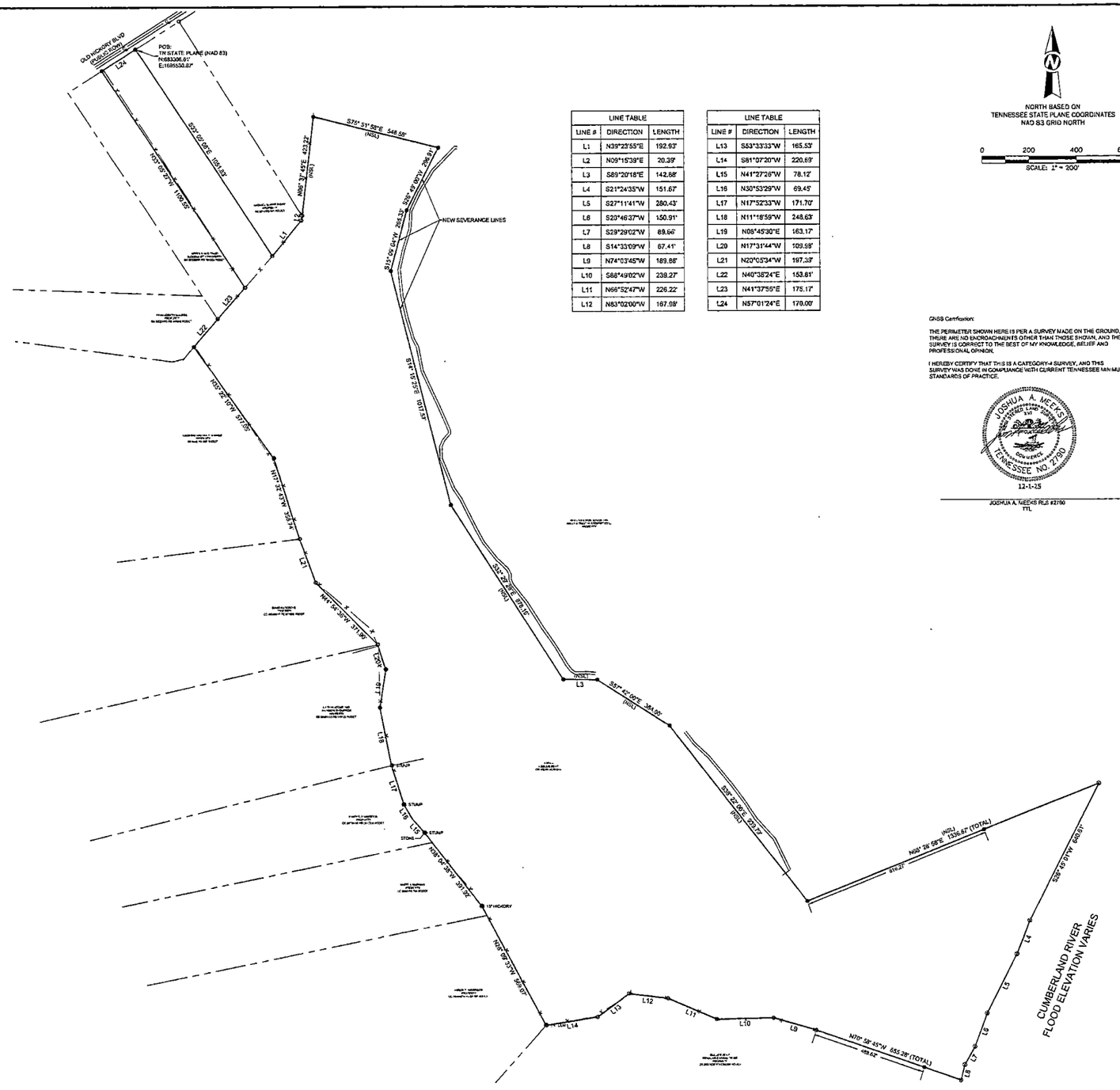
THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER, AND DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITIES WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS HEREON.

THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AREAS.

THE PROPERTY IS SUBJECT TO A BLUE LINE STREAM AS SHOWN ON SURVEY AS CUMBERLAND RIVER, BASED ON U.S.G.S. ONLINE MAPPING.

DISCLAIMER

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE 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 BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR NO MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-800-351-1111.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N39°23'55"E	192.93'
L2	N09°15'39"E	20.39'
L3	S89°20'16"E	142.88'
L4	S21°24'35"W	151.67'
L5	S27°11'41"W	280.43'
L6	S20°46'37"W	150.91'
L7	S29°29'02"W	89.66'
L8	S14°33'09"W	67.41'
L9	N74°03'45"W	189.88'
L10	S68°49'02"W	238.27'
L11	N66°52'47"W	226.22'
L12	N83°02'00"W	167.98'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	S53°33'33"W	165.53'
L14	S81°07'20"W	220.69'
L15	N41°27'26"W	78.12'
L16	N30°53'29"W	69.45'
L17	N17°52'33"W	171.70'
L18	N11°18'59"W	248.63'
L19	N06°45'30"E	163.17'
L20	N17°31'44"W	109.98'
L21	N20°05'34"W	197.33'
L22	N40°38'24"E	153.81'
L23	N41°37'55"E	175.17'
L24	N57°01'24"E	170.00'

NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
NAD 83 GRID NORTH

0 200 400 600
SCALE: 1" = 200'

GNSS Certification:

THE PERIMETER SHOWN HERE IS PER A SURVEY MADE ON THE GROUND. THERE ARE NO ENCROACHMENTS OTHER THAN THOSE SHOWN, AND THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL OPINION.

I HEREBY CERTIFY THAT THIS IS A CATEGORY-I SURVEY, AND THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

JOSHUA A. MEEKS
LICENSED LAND SURVEYOR
TENNESSEE NO. 2790
12-1-25

JOSHUA A. MEEKS RLS #2790
TTL

TTL
2971 International Blvd, Suite C | Clarksville, IN 37040
931.647.6959 | www.ttlusa.com

BOUNDARY & CUT-OUT SURVEY

OF A PORTION OF THE
KELLY AND TIMOTHY STEWART ETAL PROPERTY
0 OLD HICKORY BLVD, NASHVILLE TN, 37218
1ST COUNCIL DISTRICT/ DAVIDSON COUNTY, TENNESSEE
DB-20240612 0044086 RODCT
PARCEL ID # 06700008400

BOUNDARY AND CUT-OUT SURVEY

No.	Date	Revision Description

Drawn By: JMEEKS | Checked By: ELSMITH
Date: 11-26-25 | Proj. No.: 25-1F-003996
File Name: 003996 Meeks Cut Out Survey.dwg

10F1

X:\2025\25-1F-003996 (PROPERTIES ON OLD HICKORY BLVD)\SURVEY\25-1F-003996 (0 ACRES ON OLD HICKORY BLVD).DWG
PLOTTED: 12/01/2025 2:37 PM