Karen Johnson Davidson County
Batch# 1392317 DEEDWARR
03/12/2026 01:16:30 PM 4 pgs
Fees: $23.00 Taxes: $6,197.50
20260312-0019753

WARRANTY DEED

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF March 2026.

Notary Public

MY COMMISSION EXPIRES: 11-25-2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelley G. Dew Irrevocable Trust dated December 18, 2020	New Owner	
(NAME) 8866 Highway 100	(NAME)	168 00 0 050.00
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NANCY MARIE CRADDOCK, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE NANCY M. CRADDOCK REVOCABLE TRUST DATED FEBRUARY 12, 2010, AND ANY AMENDMENTS THERETO, THE NANCY M. CRADDOCK TRUST AND THE NANCY MARIE CRADDOCK TRUST ARE ONE IN THE SAME TRUST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLEY G. DEW IRREVOCABLE TRUST DATED DECEMBER 18, 2020,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property Description – 30.14 Acres

Being a certain tract or parcel of land situated in the 35th Council District of Davidson County, Tennessee, lying on the north side of Highway 100, being known as Parcel ID: 16800005000. Having an address of 8866 Highway 100, Nashville, TN 37221 and being more particularly described as follows: Beginning at an iron rod (set) along the north margin of Highway 100. Said iron rod (set) lying N 34° 36' 04" W, 2.04 feet from an iron rod (found). Thence, leaving the north margin of Highway 100 and with the east line of Parcel ID: 16800004800, (South Harpeth Farms, LLC, DB: 20210607-007556), N 34° 36' 04" W, for a distance of 267.31 feet to an iron rod (found). Said iron rod having Tennessee State Plane Coordinates of Northing: 619338.921, Easting: 1673336.709. Thence, N 25° 36' 11" E, for a distance of 207.51 feet to an iron rod (found) capped "H&H". Thence, leaving Parcel ID: 16800004800 and with the east line of Parcel ID: 16800020100, (South Harpeth Farms, LLC, DB: 00009762-0000377), N 25° 03' 23" E, for a distance of 286.78 feet to a concrete monument (found). Thence, N 04° 26' 39" E, for a distance of 668.56 feet to an iron rod (found). Said iron rod being the southwest corner of Parcel ID: 16800017800. Thence, leaving Parcel ID: 16800020100, and with the south and east line of Parcel ID: 16800017800, (L. D. & Susan Mathias, DB: 00005740-0000071), S 85° 06' 31" E, for a distance of 299.81 feet to an iron rod (found). Thence, N 04° 10' 50" E, for a distance of 725.08 feet to an iron rod (found) disturbed. Said iron rod being the northeast corner of the aforementioned Mathias property and being

KM2025-1672

the most northwesterly corner of the hereon described tract of land. Thence, leaving the east line of Mathias property and with the south line of Parcel ID: 15500004000, (South Harpeth Farms, LLC, DB: 00009762-0000377), S 84° 47' 21" E, for a distance of 327.55 feet to an iron rod (found). Thence, S 06° 09' 38" W, for a distance of 82.86 feet to an iron rod (found). Thence, S 83° 46' 31" E, for a distance of 523.49 feet to an 5/8" iron rod (found). Thence, S 81° 02' 05" E, for a distance of 168.58 feet to a flagged angle iron (found). Thence, S 82° 53' 41" E, for a distance of 326.28 feet to a flagged angle iron (found) in fence. Said angle iron being the most northeasterly corner of the hereon described tract of land. Thence, leaving the south line of South Harpeth Farms, LLC property and with the west line of Parcel ID: 15500014400, (Trust A & Trust B, QC: 20250701-0051755), S 08° 48' 31" W, for a distance of 91.81 feet to an iron rod (found) in an old ridge road. Thence, leaving Trust A & Trust B property and with the north lines of Parcel ID: 16900000100, (Gina P. Jones & Joegina Fofina Revocable Trust, QC: 20250728-0059159); and Parcel ID: 16800005200, (JMJ Enterprises, Inc., DB: 20211020-0140614), S 60° 59' 28" W, for a distance of 651.12 feet to an iron rod (found). Thence, S 60° 09' 04" W, for a distance of 14.99 feet to an iron rod (found). Thence, S 56° 06' 38" W, for a distance of 84.06 feet to an iron rod (found). Thence, S 42° 55' 27" W, for a distance of 98.87 feet to an iron rod (found). Thence, S 44° 12' 45" W, for a distance of 133.67 feet to an iron rod (found). Thence, S 52° 15' 53" W, for a distance of 575.37 feet to an iron rod (found). Thence, leaving the north line of JMJ Enterprises, Inc. property and with the northwesterly line of Parcel ID: 16800004900, (Mehrdad & Sepideh Alviri, QC: 20050607-0064851), S 23° 35' 14" W, for a distance of 830.72 feet to an iron rod set in the north margin of Highway 100. Thence, with the north margin of Highway 100 with a curve to the right having a radius of 2723.20 feet, an arc length of 184.31 feet, a chord bearing of S 73° 15' 16" W, for a distance of 184.27 feet to the Point of Beginning and containing 30.14 acres more or less. According to a survey by Keith Brotherton, RLS #2850, dated February 4, 2026. Bearings shown are based on Tennessee State Plane Coordinate System (NAD 83).

This property is subject to a 50-foot easement as described in Deed Book 5740, Page 71 and referenced in QC: 20100318-020210 under exclusion of Map 168, Parcel 178 (5-acre tract). This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, (e) all matters referenced in the master deed and by-laws and (f) all applicable government and zoning regulations, and other matters of record that may affect the subject property.

Being part of the same property conveyed to Donald E. McDaniel, and Wife, Nancy M. McDaniel, from Tom Lewis, Jr. and Frances Lewis, Wife of said Tom Lewis, Jr., of record in Book 5431, Page 171, in the Register's Office of Davidson County, Tennessee, dated May 4, 1979 and recorded on May 4, 1979. See Power of Attorney of record in Book 4755, Page 404, in said Register's Office. (as to Tract 1)

Being the same property conveyed to Donald E. McDaniel and Wife, Nancy M. McDaniel, by Warranty Deed from Robert Lewis and Wife Omelia Lewis, of record in Book 5519, Page 660, in the Register's Office of Davidson County, Tennessee, dated July 9, 1979 and recorded on October 25, 1979. (as to Tract 2)

Being the same property conveyed to Donald E. McDaniel and wife, Nancy McDaniel by Warranty Deed from Lacey Murray and wife, Fannie Murray, of record in Book 5556, Page 712, in the Register's Office of Davidson County, Tennessee, dated January 17, 1980 and recorded on January 17, 1980. (as to Tract 3)

Being the same property conveyed to Donald E. McDaniel and wife, Nancy M. McDaniel, by Quitclaim Deed from Herman Lewis, Herman Lewis, Jr., John Ed Lewis, Julia Johnson, Anna Mae North, Gertha North, Margaret Nicholson, Caline Green Smith, Paul Lewis, of record in Book 5835, Page 834, in the Register's Office of Davidson County, Tennessee, dated June 19, 1981 and recorded on December 31, 1981. The said Donald E. McDaniel died on October 4, 1986, leaving Nancy M. McDaniel as surviving tenant. (as to Tracts 4 and 5)

Being the same property conveyed to Nancy M. McDaniel, now known as Nancy M. Craddock, Trustee, or her successors in trust, under the Nancy M. Craddock Revocable Trust dated February 12, 2010, and any amendments thereto, by QuitClaim Deed from Nancy M. Craddock, as sole owner of the subject property, and being one and the same as Nancy M. McDaniel, of record in Instrument No. 20100318-0020210, in the Register's Office of Davidson County, Tennessee, dated March 16, 2010 and recorded on March 18, 2010.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 8866 Highway 100, Nashville, TN 37211
(House Number) (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 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 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 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 hand this 9th day of March, 2026

NANCY MARIE CRADDOCK REVOCABLE TRUST
DATED FEBRUARY 12, 2010
BY: Nancy Marie Craddock
NANCY MARIE CRADDOCK, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Nancy Marie Craddock with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of Nancy Marie Craddock Revocable and Trust dated February 12, 2010, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal this 9th day of March, 2026.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

Notary Public

KM2025-1672

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 March 9 2026.

Date

Affiant Signature

3/9/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of March, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

