Karen Johnson Davidson County
Batch# 1398956 DEEDWARR
03/30/2026 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $7,766.30
20260330-0024989

WARRANTY DEED

File No. EM-25-10863

DANIELLE CRANE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
December 2, 2028
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,099,000.00

Emilee Ballitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2026

Danielle Crane
Notary Public

MY COMMISSION EXPIRES: 12/2/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title and Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Percy Priest Pastures LLC	**New owner**	
(NAME) 6040 South Mount Juliet Road	(NAME) **1575 Blackberry Ridge Dr.**	138-00-0-105.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) **Lenoir City, TN 37772**	
(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, I/we, **John Dean Weaver, Trustee of The John Dean Weaver Revocable Trust dated July 23, 2010**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Percy Priest Pastures LLC, A Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING located in Davidson County, Tennessee, on the east side of South Mt. Juliet Road, and being a portion of the property of record in Deed Book 5015, Page 289 and Deed Book 5680, Page 529, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the east margin of South Mt. Juliet Road, same being the southwest corner of this tract and the northwest corner of Joel F. Thorneberry (DB 7139, PG 947, RODCT); thence with said margin North 08 degrees 45 minutes 48 seconds East 1363.78 feet to a point, same being point of curvature of a curve proceeding clockwise, having a deflection angle of 01 degree 31 minutes 44 seconds, a radius of 1402.35 feet, a tangent length of 18.71 feet, and a chord of North 09 degrees 31 minutes 40 seconds East 37.42 feet; thence along said curve an arc length of 37.42 feet; thence South 79 degrees 42 minutes 28 seconds East 10.00 feet; thence along a curve proceeding clockwise, having a deflection angle of 12 degrees 28 minutes 16 seconds, a radius of 1392.35 feet, a tangent length of 152.13 feet, and a chord of North 16 degrees 31 minutes 40 seconds East 302.46 feet; thence along said curve an arc length of 303.06 feet; thence North 22 degrees 45 minutes 48 seconds East 90.63 feet to an iron rod in said margin; thence leaving road with line of George H. Smith (DB 6302, PG 213, RODCT) South 80 degrees 19 minutes 56 seconds East 1864.79 feet to an iron rod; thence with line of Tract No. 2 of the Beckham property (77.72 acres as per survey of same date) South 09 degrees 40 minutes 04 seconds West 1711.20 feet to an iron rod at a post; thence with line of Segroves Living Trust (IN No. 20110127-0007600, RODCT) North 80 degrees 39 minutes 17 seconds West 655.97 feet to an iron rod at a post; thence with line of Patricia N. Freeman (DB 6312, PG 485, RODCT) and Joel F. Thorneberry North 83 degrees 44 minutes 12 seconds West 1256.09 feet to the point of beginning containing 76.51 acres more or less by survey by Jim Carman, Registered Land

Surveyor, Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated November 4, 2014.

Being the same property conveyed to John Dean Weaver, individually and as Trustee of the John Dean Weaver Revocable Trust, dated April 23, 2010, as amended and restated by Warranty Deed from Shirley J. Beckham, unmarried of record in Instrument No. 20150511-0043012 Register's Office for Davidson County, Tennessee, dated April 24, 2015 and recorded on May 11, 2015.

This is property more commonly known as 6040 South Mount Juliet Road, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 25th day of March, 2026.

The John Dean Weaver Revocable Trust
dated July 23, 2010

By _____
John Dean Weaver, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of March, 2026, before me personally appeared John Dean Weaver, Trustee of The John Dean Weaver Revocable Trust dated July 23, 2010 and Jay Robinson, 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 25th day of March, 2026.

_____
Notary Signature
My commission expires:

DANIELLE CRANE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
December 2, 2028
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Emily Manno, 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 **3/25/26**.

Date

Affiant Signature

3/25/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25** day of **March**, 20**26**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

