Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
TennGreen Land Conservancy 1213A 16th Avenue South Nashville, Tennessee 37212	Tax Map and Parcel Davidson County 12400005800 Wilson County 119-060.00	SAME AS NEW OWNER
This instrument prepared by and return to: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED SEVEN THOUSAND SIX HUNDRED AND NO/100 DOLLARS ($207,600.00)** cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **IVY JEFFRIES, AN UNMARRIED WOMAN AND CRAIG L. BEENE, AN UNMARRIED MAN** ("Grantors"), have bargained and sold, and by these presents does hereby transfers and conveys to **TENNGREEN LAND CONSERVANCY, a Tennessee non-profit corporation** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantors' interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a Survey of the Property has been attached hereto and incorporated herein by reference as Exhibit C.

Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

This is unimproved property located at 0 S. Mount Juliet Road, Hermitage, Davidson/Wilson County, Tennessee 37076, containing 5.19 acres, more or less.

Karen Johnson Davidson County
Batch# 1417507 DEEDWARR
05/07/2026 02:32:30 PM 7 pgs
Fees: $38.00 Taxes: $768.12
20260507-0041403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The fair market value of the property is $207,600.00

Affiant

Subscribed and sworn to before me this 5th day of May 2026.

Notary Public

My Commission expires: 3.21.2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Witness, this 5th day of May 2026

Ivy Jeffries

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Ivy Jeffries with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 5th day of May 2026.

Notary Public

Commission Expires: 11-8-2028

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness, this 30th day of April 2026

Craig L Beene

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Craig L. Beene with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 30th day of April 2026.

Notary Public

Commission Expires: 3.21.2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Exhibit A

Beginning at a #4 Capped Rebar found "bent" in the southern margin of HOBSON PIKE having a Tennessee State Plane Coordinate of N:647181.88' & E:1810686.60' and being the northeast corner of this described tract; thence, leaving the road and with the boundary of STATE OF TENNESSEE (Book 927 Page 2263 (Wilson) Instrument Number: 20030702 0091365 (Davidson)) South 04 degrees 30'37" East 1126.06 feet to a nail found near a fence corner; thence, with Brandon K Faircloth (Instrument Number: 20040601 0063529 (Davidson)) South 85 degrees 24'31" West 200.39 feet to a #4 Rebar found being the southeast corner of Jose Avila and Ortiz Fancisca (Book 1914 Page 613 (Wilson) Instrument Number: 20191021 0107514 (Davidson)); thence, with Jose Avila and Ortiz Fancisca North 04 degrees 29'30" West 1131.82 feet to a #5 Capped Rebar labeled "LISMITH" found in the southern margin of HOBSON PIKE; thence, with HOBSON PIKE North 87 degreees 03'27" East 200.10 feet to the Point of Beginning containing 5.19 acres more or less as Surve yed by Jason M. Barry TN RLS# 2986 and Michael A. Barry TN RLS# 1551 on March 11, 2026 and March 14, 2026, Land Surveying & Forestry, 3001 Jumpoff Mountain Road, Sewanee, TN 37375, (931) 598-0314.

Prior and Last Deed Reference: Book 2196 Page 2055 (Wilson) Instrument Number: 20220706 0077739 (Davidson)

Being the same property conveyed to Vannie Kayfes and Ida Bell Silverman, joint tenants with right of survivorship, by Warranty Deed from G. Ward Lovell, Jr. and wife Caroline T. Lovell, dated November 22, 1983, of record in Book 6183, page 142, Register's Office for Davidson County, Tennessee, recorded on November 29, 1983 and of record in Book 389, Page 448, Register's Office for Wilson County, Tennessee, recorded on December 10, 1983. Vannie Kayfers having since died on April 15, 1984.

Being the same property conveyed to Craig L. Beene and Ivy Y. Jeffries, married to each other, by Warranty Deed from Ida Bell Silverman, unmarried, dated January 5, 2022, of record in **Instrument No. 20220127-0009967,** Register's Office for Davidson County, Tennessee, recorded on January 27, 2022 and of record in **Book 2148, Page 1387**, Register's Office for Wilson County, Tennessee, recorded on January 11, 2022. Craig L. Beene and Ivy Y. Jeffries having since divorced, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 24D-118. See also: Quitclaim Deed of record in **Instrument No. 20220706-0077739**, Register's Office for Davidson County, Tennessee and of record in **Book 2196, Page 2055**, Register's Office for Wilson County, Tennessee. Craig L. Beene disputes the validity of said Quitclaim Deed and signs this deed as joint owner pursuant to the property division as Ordered in the Decree of Divorce filed September 11, 2025, Docket No. 24D-118, Fourth Circuit Court for Davidson County, Tennessee.

Exhibit B
Permitted Encumbrances

1. Taxes for the year 2026 and subsequent years.

PLAT OF SURVEY

TWENTY FIFTH CIVIL DISTRICT OF WILSON COUNTY, TENNESSEE
TWELFTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE

THIS IS A BOUNDARY LINE SURVEY. There is absolutely no certification made as to the existence or nonexistent of the following: wetlands; easements or right of ways unless otherwise noted hereon; subsurface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

EVERY DOCUMENT of record reviewed and considered as a part of this survey is noted hereon. No abstract of title, nor title commitment, nor results of title searches were furnished to me. There may exist other documents which would affect this parcel. The word "certify" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

Note:
1. The property shown hereon is subject to the provisions and conditions set forth in the parent instruments.
2. COPYRIGHT 2026 Michael A. Barry Land Surveying and Forestry
3. Property subject to TVA Powerline Easement (Book 5618 Page 928)
4. Hobson Pike Right of Way determined from existing corner monuments found.
5. Property subject to a 10 foot wide Easement for Public Utilities along the front of this property (Book 5618 Page 928)

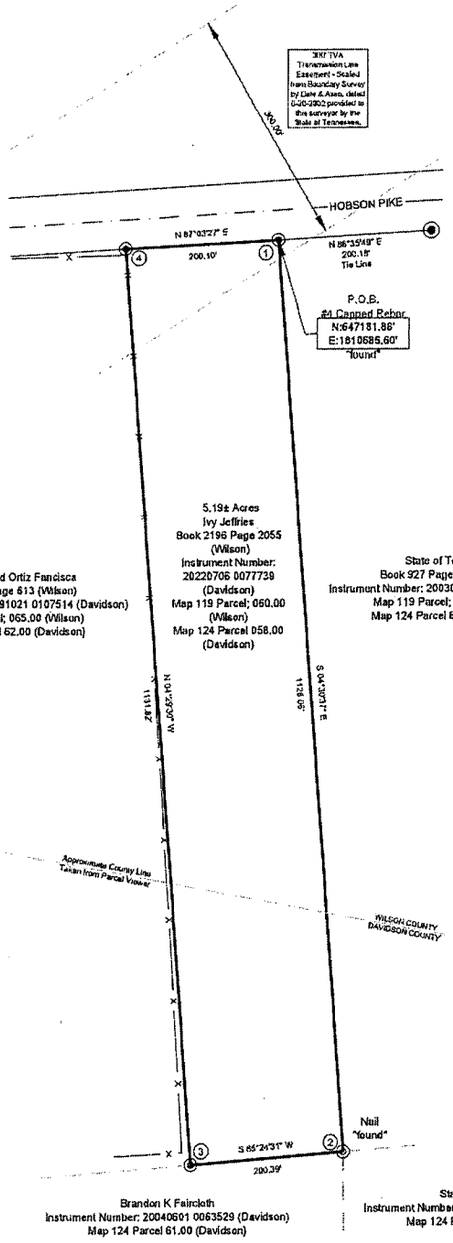
STATIC CONTROL POINT (Magnail)
N: 197238.063(m) E:551884.138(m) Z:169.079(m)
Positional accuracy: NORMALIZED RMS: 0.380
Type of GPS field procedure: Static & Real Time Kinematic
Dates of survey: 3-11-2026
Datum/Epoch: TN SPC(4100)
REF FRAME: NAD_83(2011)(EPOCH:2010.0000)
Published/Fixed-control use: OPUS-RS
Geoid Model: GEOID18
Convergence (degrees): -0.31286944
Point Scale: 0.99995995
Combined Factor: 0.99993799

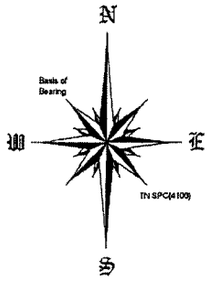
THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS AND OWNERS AND IS INVALID WITHOUT AN ORIGINAL SEAL AND SIGNATURE.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS IS A TRUE AND ACCURATE SURVEY WHICH MEETS OR EXCEEDS THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR A CATEGORY IV SURVEY. GPS EQUIPMENT WAS USED FOR ALL MEASUREMENTS WITHIN THIS SURVEY.

JASON MICHAEL BARRY — REGISTERED LAND SURVEYOR — AGRICULTURE — TENNESSEE NO. 2986 — 3-17-26

Note, If and when new information is obtained and/or provided to this surveyor this plat is subject to change.





LEGEND
- ◎ Monument found as Labled
- ◉ Rebar Found
- ① Corner
- ——— x ——— Fence

5.19± Acres
Ivy Jeffries
Twenty Fifth Civil District of Wilson County, Tennessee
Twelfth Civil District of Davidson County, Tennessee
Map 119 Parcel 60.00 (Wilson County)
Map 124 Parcel 58.00 (Davidson County)

Beginning at a #4 Capped Rebar found "bent" in the southern margin of HOBSON PIKE having a Tennessee State Plane Coordinate of N:647181.88' & E:1810685.60' and being the northeast corner of this described tract; thence, leaving the road and with the boundary of STATE OF TENNESSEE (Book 927 Page 2263 (Wilson) Instrument Number: 20030702 0091365 (Davidson)) South 04°30'37" East 1126.06 feet to a nail found near a fence corner; thence, with Brandon K Faircloth (Instrument Number: 20040601 0063529 (Davidson)) South 85°24'31" West 200.39 feet to a #4 Rebar found being the southeast corner of Jose Avila and Ortiz Fancisca (Book 1914 Page 613 (Wilson) Instrument Number: 20191021 0107514 (Davidson)); thence, with Jose Avila and Ortiz Fancisca North 04°29'30" West 1131.82 feet to a #5 Capped Rebar labeled "LISMITH" found in the southern margin of HOBSON PIKE; thence, with HOBSON PIKE North 87°03'27" East 200.10 feet to the Point of Beginning containing 5.19 acres more or less as Surveyed by Jason M. Barry TN RLS# 2986 and Michael A. Barry TN RLS# 1551 on March 11, 2026, Prior and Last Deed Reference: Book 2196 Page 2055 (Wilson) Instrument Number: 20220706 0077739 (Davidson)

BEARING TREES
② S 80°15'24" E 36.40' 6" Elm
S 51°33'16" E 22.92' 13" Cedar
S 21°48'21" E 28.45' 12" Cedar
③ N 08°30'29" E 28.26' 22" White Oak
N 37°44'25" E 45.11' 16" Hickory
N 85°28'35" E 52.31' 16" Hickory

LAND SURVEYING & FORESTRY

3001 JUMPOFF MOUNTAIN ROAD / SEWANEE, TN 37375
(931) 598-0314 Paintedtree@gmail.com

DATE: March 17, 2026	SURVEYED BY: MAB, JMB & EEK	DRAWN BY: ANN & JMB
SCALE: 1" = 100'		CARLSON VIKINGs ALL SIGNALS
SURVEY FOR: TENNGREEN STATE OF TENNESSEE	FILERS: 3-11-2026 Hobson Pike Ivy Jeffries	0 100 200
		SHEET 1 OF 1

I, Kirsten Virden, 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 4-30-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 4-30-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of April, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

