Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
State of Tennessee Tennessee Tower, 22nd Floor 312 Rosa L. Parks Avenue Nashville, Tennessee 37243-0299	Tax Map and Parcel 12300003000 12300007100 12300007800	TAX EXEMPT
This instrument prepared by and return to: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED

TRANSACTION NUMBER 24-12-002 & 24-12-011

FOR AND IN CONSIDERATION of the sum of **ONE MILLION TWO HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($1,270,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MARK DODSON AND MICHELE DODSON, HUSBAND AND WIFE** ("Grantors") have bargained and sold, and by these presents do hereby transfer and convey to **STATE OF TENNESSEE** ("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.

Grantors are advised that Grantee utilized acquisition funds under the State Lands Acquisition Fund, therefore no rollback taxes shall be assessed pursuant to T.C.A. § 67-04-409(j)(5).

This is unimproved property located at 0 Granny Wright Lane, Hermitage, Davidson County, Tennessee 37076, containing 19.22 acres more or less.

Karen Johnson
Batch # 1418685
05/11/2026 11:00:57 AM
Fees: $32.00 Taxes: $0.00

Davidson County
DEEDWARR
6 pgs

20260511-0042196

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $1,270,000.00. State of Tennessee is tax exempt.

Affiant

Subscribed and sworn to before me this 8th day of May 2026.

Notary Public

My Commission expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

Witness, this the 8th day of May 2026.

Mark Dodson

Michele Dodson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of May 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mark Dodson and Michele Dodson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 8th day of May 2026.

Notary Public

My Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

Exhibit A

TRACT 1:
Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a 1" T-Iron with Survey Cap found on the western edge of a 20' Easement having a Tennessee State Plane Coordinate of N:652,452.23' & E:1,806,119.10' and being a common corner with MARK & MICHELE DODSON (DB-20210802 0103773); thence, with Dodson North 80°56'50" West a distance of 922.22 feet to a #5 Capped Rebar RLS# 2986 set and South 09°22'53" West a distance of 266.78 feet to a #5 Capped Rebar RLS# 2986 set; thence, with LONG HUNTER STATE PARK/PERCY PRIEST RESERVOIR North 72°11'03" West a distance of 433.13 feet to a 4" Round Concrete Monument found, North 07°31'06" East a distance of 200.89 feet to a 1/2" Iron Pipe found and North 08°08'36" East a distance of 273.11 feet to a C Channel Iron found; thence, with the to be line of RICHARD LARRY BYERS South 86 Degrees 08 Minutes 13 Seconds East a distance of 82.69 feet to a 1" Iron Pipe found, South 85 Degrees 34 Minutes 05 Seconds East a distance of 56.46 feet to a 1" Iron Pipe found, South 85 Degrees 36 Minutes 33 Seconds East a distance of 69.67 feet to a 1/2" Iron Pipe found, South 85 Degrees 45 Minutes 28 Seconds East a distance of 76.15 feet to a 1" Iron Pipe found, South 87 Degrees 26 Minutes 07 Seconds East a distance of 102.23 feet to a 1" Iron Pipe found, South 83 Degrees 37 Minutes 59 Seconds East a distance of 80.19 feet to a 1" Iron Pipe found, South 85 Degrees 50 Minutes 54 Seconds East a distance of 90.37 feet to a 1" Iron Pipe found, South 85 Degrees 39 Minutes 09 Seconds East a distance of 99.30 feet to an Iron T-Post found and South 85 Degrees 39 Minutes 28 Seconds East a distance of 87.71 feet to a #5 Capped Rebar RLS# 2986 set; thence, with RICHARD LARRY BYERS (DB-00006135 0000546) South 80°35'18" East a distance of 91.61 feet to a #5 Capped Rebar RLS# 2986 set and South 80°21'28" East a distance of 517.08 feet to a #5 Capped Rebar RLS# 2986 set; thence, along the western edge of aforesaid 20' wide easement South 07°10'07" West a distance of 329.84 feet to the **Point of Beginning** containing 12.19 Acres more or less as Surveyed by Jason M. Barry TN RLS# 2986 and Michael A. Barry TN RLS# 1551 on August 22, 2025.

Being the same property conveyed to William M. Colson and Katherine L. Colson by Warranty Deed from Travis K. Pardue and Kristen M. Pardue of record in Instrument No. 20070607-068455, Register's Office for Davidson County, Tennessee, dated May 30, 2007 and recorded on June 7, 2007.

Being part of the same property conveyed to Michele Johnson, unmarried by Warranty Deed from William M. Colson and Katherine L. Colson, husband & wife of record in Instrument No. 20071210-0142172, Register's Office for Davidson County, Tennessee, dated December 6, 2007 and recorded on December 10, 2007. Michele Johnson having since married, now known as Michele Dodson.

Mark Dodson, spouse of Michele Dodson, joins in the conveyance to relinquish any and all rights, especially martial rights, which he may have in said property, by virtue of the marriage.

EXHIBIT A
(continued)

TRACT 2:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a 1" T-Iron with Survey Cap found on the western edge of a 20' Easement having a Tennessee State Plane Coordinate of N:652,452.23' & E:1,806,119.10' and being a common corner with MICHELE JOHNSON (DB-20071210 0142172); thence, along said easement South 07°14'57" West a distance of 222.34 feet to a #5 Capped Rebar RLS# 2986 set; thence, with ARY CLIFTON HARRIS III (DB-20240611 0043414) South 07°14'57" West a distance of 132.94 feet to a 4" Round Concrete Monument found at a fence corner; thence, with KUBACKI (DB-00008303 0000022) North 82°44'51" West a distance of 300.74 feet to a 4" Round Concrete Monument found at a fence corner; thence, with LONG HUNTER STATE PARK/PERCY PRIEST RESERVOIR North 72°11'03" West a distance of 641.84 feet to a #5 Capped Rebar RLS# 2986 set; thence, with MICHELE JOHNSON North 09°22'53" East a distance of 266.78 feet to a #5 Capped Rebar RLS# 2986 set and South 80°56'50" East a distance of 922.22 feet to the **Point of Beginning** containing 7.03 Acres more or less as Surveyed by Jason M. Barry TN RLS# 2986 and Michael A. Barry TN RLS# 1551 on August 22, 2025.

Being the same property conveyed to by Quit Claim Deed from Annette Shousha as Trustee under the Annette Shousha Revocable Trust Agreement of record in Instrument No. 20100712-0054709 Register's Office for Davidson County, Tennessee, dated June 25, 2010 and recorded on July 12, 2010.

Being the same property conveyed to Mark Dodson and Michele Dodson, husband and wife, by Warranty Deed from Timothy Andre Shousha and wife, Barbara Shousha of record in Instrument No. 20210802-0103773 Register's Office for Davidson County, Tennessee, dated July 29, 2021 and recorded on August 2, 2021.

Exhibit B
Transaction Number 24-12-002 & 24-12-011
Permitted Encumbrances

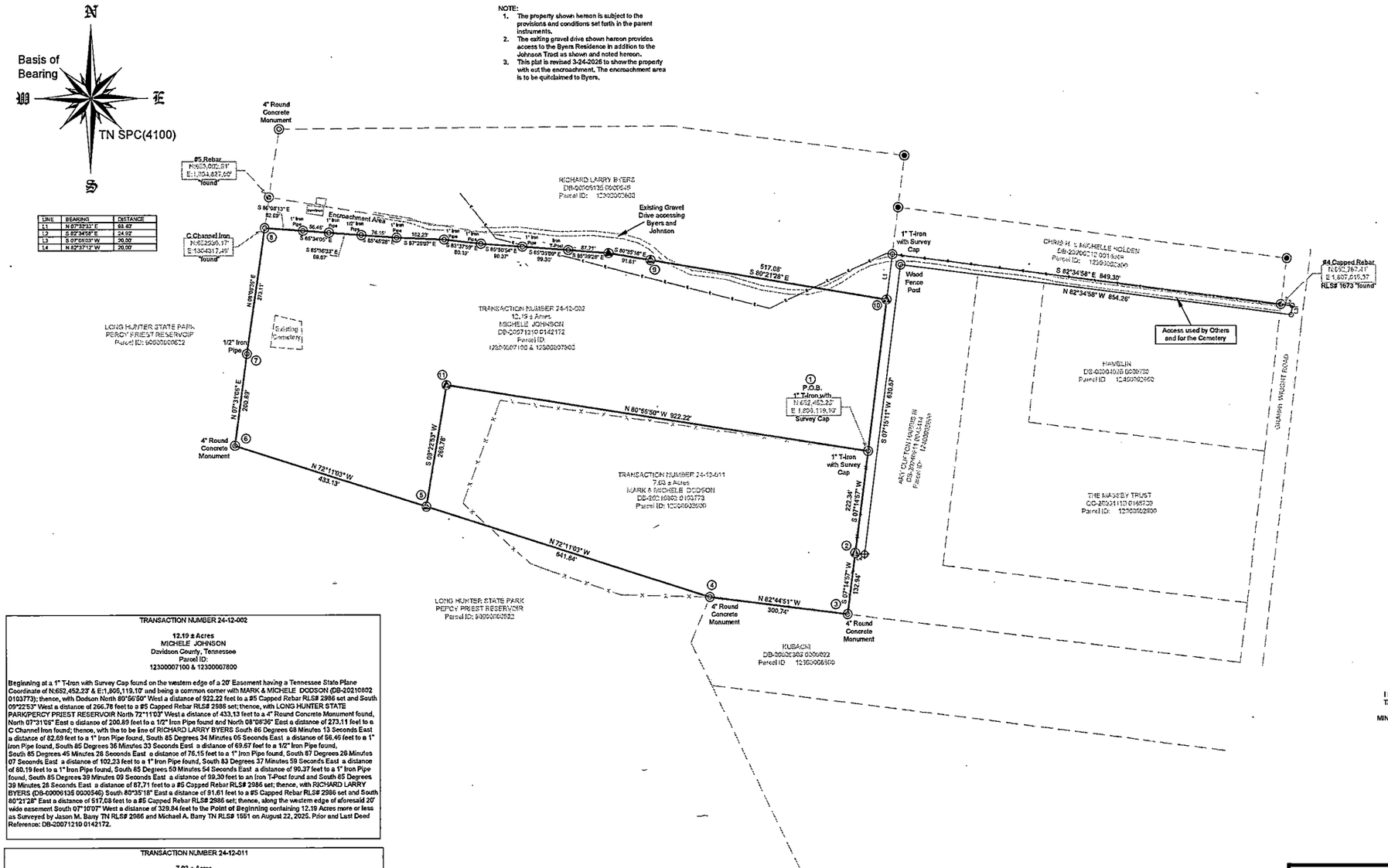
1. Taxes for the year 2026 and subsequent years which are an encumbrance on subject property, however, the State of Tennessee is tax exempt.
2. Easement for Road Right of Way of record in Book 3838, Page 35, in the Register's Office for Davidson County, Tennessee. (As to Tract 1)
3. Easement(s) set forth in the Warranty Deed to the United States of America of record in Book 3856, Page 791, Book 3860, Page 296, and Book 3861, Page 731, in the Register's Office for Davidson County, Tennessee. (As to Tract 1)
4. Right of way as referenced in deed of record in Book 4515, Page 497, in the Register's Office for Davidson County, Tennessee. (As to Tract 1)
5. Easement for Road Right Of Way of record in Book 5419, Page 668, in the Register's Office for Davidson County, Tennessee. (as to Tract 1)
6. Terms and conditions of the Perpetual Easement of record in Instrument Number 20071115-0134223, in the Register's Office for Davidson County, Tennessee. (Tract 2)

EXHIBIT C
TRANSACTION NUMBERS 24-12-002 & 24-12-011

PLAT OF SURVEY - BOUNDARY LINE SURVEY

STATE OF TENNESSEE TRANSACTION NUMBERS 24-12-002 & 24-12-011

Davidson County, Tennessee



TRANSACTION NUMBER 24-12-002

12.19 ± Acres
MICHELE JOHNSON
Davidson County, Tennessee
Parcel ID:
12300007100 & 12300007800

Beginning at a 1" T-Iron with Survey Cap found on the western edge of a 20' Easement having a Tennessee State Plane Coordinate of N:652,452.23' & E:1,806,119.10' and being a common corner with MARK & MICHELE DODSON (DB-20210802 0103773); thence, with Dodson North 80°56'50" West a distance of 922.22 feet to a #5 Capped Rebar RLS# 2986 set and South 09°22'53" West a distance of 266.78 feet to a #5 Capped Rebar RLS# 2986 set; thence, with LONG HUNTER STATE PARK/PERCY PRIEST RESERVOIR North 72°11'03" West a distance of 433.13 feet to a 4" Round Concrete Monument found, North 07°31'05" East a distance of 200.89 feet to a 1/2" Iron Pipe found and North 08°08'36" East a distance of 273.11 feet to a C Channel Iron found; thence, with the to be line of RICHARD LARRY BYERS South 86 Degrees 08 Minutes 13 Seconds East a distance of 82.69 feet to a 1" Iron Pipe found, South 85 Degrees 34 Minutes 05 Seconds East a distance of 56.46 feet to a 1" Iron Pipe found, South 85 Degrees 36 Minutes 33 Seconds East a distance of 69.67 feet to a 1/2" Iron Pipe found, South 85 Degrees 45 Minutes 28 Seconds East a distance of 76.15 feet to a 1" Iron Pipe found, South 87 Degrees 26 Minutes 07 Seconds East a distance of 102.23 feet to a 1" Iron Pipe found, South 83 Degrees 37 Minutes 59 Seconds East a distance of 80.19 feet to a 1" Iron Pipe found, South 85 Degrees 59 Minutes 54 Seconds East a distance of 90.37 feet to a 1" Iron Pipe found, South 85 Degrees 39 Minutes 09 Seconds East a distance of 99.30 feet to an Iron T-Post found and South 85 Degrees 39 Minutes 28 Seconds East a distance of 87.71 feet to a #5 Capped Rebar RLS# 2986 set; thence, with RICHARD LARRY BYERS (DB-20060135 0000546) South 80°35'18" East a distance of 91.61 feet to a #5 Capped Rebar RLS# 2986 set and South 80°21'28" East a distance of 517.08 feet to a #5 Capped Rebar RLS# 2986 set; thence, along the western edge of aforesaid 20' wide easement South 07°10'07" West a distance of 329.84 feet to the Point of Beginning containing 12.19 Acres more or less as Surveyed by Jason M. Barry TN RLS# 2986 and Michael A. Barry TN RLS# 1551 on August 22, 2025. Prior and Last Deed Reference: DB-20071210 0142172.

TRANSACTION NUMBER 24-12-011

7.03 ± Acres
MARK & MICHELE DODSON
Parcel ID: 12300003000

Beginning at a 1" T-Iron with Survey Cap found on the western edge of a 20' Easement having a Tennessee State Plane Coordinate of N:652,452.23' & E:1,806,119.10' and being a common corner with MICHELE JOHNSON (DB-20071210 0142172); thence, along said easement South 07°14'57" West a distance of 222.34 feet to a #5 Capped Rebar RLS# 2986 set; thence, with ARY CLIFTON HARRIS III (DB-20240611 0043414) South 07°14'57" West a distance of 132.94 feet to a 4" Round Concrete Monument found at a fence corner; thence, with KUBACKI (DB-20030303 0000022) North 82°44'51" West a distance of 300.74 feet to a 4" Round Concrete Monument found at a fence corner; thence, with LONG HUNTER STATE PARK/PERCY PRIEST RESERVOIR North 72°11'03" West a distance of 641.84 feet to a #5 Capped Rebar RLS# 2986 set; thence, with MICHELE JOHNSON North 09°22'53" East a distance of 266.78 feet to a #5 Capped Rebar RLS# 2986 set and South 80°56'50" East a distance of 922.22 feet to the Point of Beginning containing 7.03 Acres more or less as Surveyed by Jason M. Barry TN RLS# 2986 and Michael A. Barry TN RLS# 1551 on August 22, 2025. Prior and Last Deed Reference: DB-20210802 0103773

STATIC CONTROL POINT
N:652,504.32' E:1,806,706.37' 2,568.29
Positional accuracy: OVERALL RMS: 0.017(m)
Type of GPS field procedure: Static & Real Time Kinematic
Dates of survey: 8-22-2025
Datum/Epoch: TN SPC(4100) Nad 83 No Trans
Published/fixed-control use: OPUS
Geoid Model: g2018u7
Convergence [degrees]: -0.32072778
Point Scale: 0.99996129
Combined Factor: 0.99993583

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 LICENSED PROFESSIONAL LAND SURVEYOR AGRICULTURE TENNESSEE NO. 2986

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

LEGEND
Magspike Set
Capped Rebar "new"
Monument as Labeled "found"
Rebar "found" Tree "found"
Corner Number
Fence Overhead Utilities

LAND SURVEYING & FORESTRY
3001 JUMPOFF MOUNTAIN ROAD / SEWANEE, TN 37375
(931) 598-0314

DATE: August 26, 2025	SURVEYED BY: MAB & JMB	DRAWN BY: JMB
REVISED: March 24, 2026	SURVEY EQUIPMENT USED: EXELOM ES47P with ALL AVAILABLE SIGNALS using Lieca Liscon	0 100 200
SURVEY FOR: STATE OF TENNESSEE	FILERS: 8-22-2025 DODSON 3-24-2026 DODSON	SCALE: 1" = 100'

Page 6 of 6