Karen Johnson Davidson County
Batch# 1419473 DEEDWARR
05/12/2026 04:06:30 PM 6 pgs
Fees: $33.00 Taxes: $1,850.00
20260512-0042826

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203
File No. 1-25611-CC

GENERAL WARRANTY DEED

Address New Owner as follows:	Send Tax Bills To:	Tax Map/Parcel IDS:
CAT PB, LLC P.O. Box 22589 Louisville, KY 40252	New Owner	041-00-0-003.00 & 032-00-0-180.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **GORDON F. MCCAMMON, conveying a twenty-five percent (25%) undivided interest, out of his existing fifty percent (50%) undivided interest,** an individual, (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto the **CAT PB, LLC,** a Kentucky limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include its respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges, and easements benefiting, belonging or pertaining to the Land, and any right, title, and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This is unimproved property located at: 4204 & 0 Brick Church Pike, Whites Creek, TN 37189

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title, and interest thereto belonging, to the Grantee, its successors, and assigns forever.

Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has good right and lawful authority to convey the same, and that the Property is free and clear of all liens and encumbrances, except for those matters shown on Exhibit "B" attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds himself, his successors, and assigns to warrant and forever defend the title to said Property to said Grantee, its successors, and assigns, subject, however, to the Permitted Exceptions.

[*Signatures Commence on the Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8 day of May, 2026.

GRANTOR:

Gordon F. McCammon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gordon F. McCammon, the within-named bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

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

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/22/30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

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

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 1/22/30

EXHIBIT "A"

Legal Description of Property

BEING located in the 10th Civil District, Davidson County, Tennessee, on the north side of Old Hickory Boulevard and the west side of Brick Church Pike, and being a portion of the property of record in Instrument Number 20170824-0086978 and 20170803-0079452, Register's Office, Davidson County, Tennessee. See Tax Map 41, Parcel 3.00 and Tax Map 32, Parcel 180.00, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the west margin of Brick Church Pike, same being the northeast corner of this tract and the southeast corner of Lot #1 of Timbertrail Subdivision, Section 3 (DB 5190, PG 745, RODCT); thence with said margin South 10 degrees 58 minutes 34 seconds East 58.59 feet to an iron rod, same being the point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 39 degrees 54 minutes 01 second, a radius of 531.70 feet, a tangent length of 193.00 feet, and a chord of South 30 degrees 55 minutes 34 seconds East 362.83 feet; thence along said curve an arc length of 370.27 feet to an iron rod; thence South 50 degrees 52 minutes 34 seconds East 195.25 feet to an iron rod, same being the point of curvature of a curve proceeding clockwise, having a deflection angle of 28 degrees 21 minutes 07 seconds, a radius of 426.00 feet, a tangent length of 107.60 feet, and a chord of South 36 degrees 42 minutes 01 second East 208.66 feet; thence along said curve an arc length of 210.80 feet to an iron rod, same being the point of curvature of a curve proceeding clockwise, having a deflection angle of 96 degrees 50 minutes 02 seconds, a radius of 50.00 feet, a tangent length of 56.35 feet, and a chord of South 25 degrees 53 minutes 34 seconds West 74.80 feet; thence along said curve an arc length of 84.50 feet to an iron rod in the north right-of-way of Old Hickory Boulevard; thence with said right-of-way along a curve proceeding counter-clockwise, having a deflection angle of 05 degrees 48 minutes 49 seconds, a radius of 2345.80 feet, a tangent length of 119.11 feet, and a chord of South 71 degrees 24 minutes 11 seconds West 237.92 feet; thence along said curve an arc length of 238.02 feet to a concrete monument; thence South 68 degrees 46 minutes 36 seconds West 73.49 feet to a concrete monument; thence along a curve proceeding clockwise, having a deflection angle of 02 degrees 18 minutes 04 seconds, a radius of 8152.89 feet, a tangent length of 163.74 feet, and a chord of South 69 degrees 38 minutes 48 seconds West 327.41 feet; thence along said curve an arc length of 327.44 feet to a concrete monument; thence South 70 degrees 53 minutes 48 seconds West 74.47 feet to a concrete monument; thence along a curve proceeding clockwise, having a deflection angle of 01 degree 39 minutes 19 seconds, a radius of 4215.88 feet, a tangent length of 60.91 feet, and a chord of South 71 degrees 20 minutes 41 seconds West 121.80 feet; thence along said curve an arc length of 121.80 feet to a concrete monument; thence South 57 degrees 20 minutes 09 seconds West 67.78 feet; thence along a curve proceeding clockwise, having a deflection angle of 03 degrees 38 minutes 58 seconds, a radius of 4739.50 feet, a tangent length of 151.00 feet, and a chord of South 75 degrees 06 minutes 33 seconds West 301.84 feet; thence along said curve an arc length of 301.89 feet to an iron rod in said right-of-way; thence leaving road with line of Lot #27 of Cobblestone Creek, Phase One (IN 20040804-0093431, RODCT) and Lots #89 through #101 of Cobblestone Creek, Phase Two (IN 20060612-0069609, RODCT) North 05 degrees 50 minutes 47 seconds East 1186.16 feet to an iron rod; thence with line of Lots #18, #19, and #20 of Timbertrail, Section 1 (DB 5200, PG 205, RODCT) and Lot #1 of Timbertrail, Section 3 (DB 5190, PG 745, RODCT) South 84 degrees 03 minutes 59 seconds East 576.63 feet to the point of beginning containing 19.495 acres, more or less, by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated September 21, 2018.

Being a portion of the property conveyed to Robert C. Helson, married by Warranty Deed from Gordon F. McCammon and Estate of Charles V. Duncan, dated July 28, 2017, recorded August 3, 2017, of record in Instrument No. 20170803-0079452, Register's Office for Davidson County, Tennessee, and further, the said Robert C. Helson having since conveyed to Gordon F. McCammon, as to a 50% undivided interest, thereby Robert C. Helson retaining a 50% undivided interest in Warranty Deed dated July 28, 2017, recorded August 24, 2017, of record in Instrument No. 20170824-0086978, said Register's Office.

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2026, and subsequent years, which are not yet due and payable.

2. Order of Condemnation granting easement to Tennessee Natural Gas Lines, Inc, of record in Book 2492, page 525, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5418, page 651, Register's Office for Davidson County, Tennessee.

4. Right-of-Way Easement granted to South Central Bell Telephone Company of record in Book 5588, page 174, Register's Office for Davidson County, Tennessee.

5. Easements provided in Deed to State of Tennessee in Book 10752, page 21, Register's Office for Davidson County, Tennessee.

6. Right-of-Way and Easements provided in Deed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 11228, page 324, Register's Office for Davidson County, Tennessee.

7. Order of Condemnation granting easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20061130-0147724, Register's Office for Davidson County, Tennessee.

8. Metropolitan Government of Nashville and Davidson County Ordinance No. BL2001-580.

9. Right, title, and interest of others in and to that portion of the premises occupied by a cemetery, and right of ingress and egress to the cemetery from a public road.

10. All matters shown on the survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated September 21, 2018.

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 05/08/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 05/08/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of May, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

