Karen Johnson Davidson County
Batch# 1443592 DEEDWARR
07/09/2026 10:15:30 AM 4 pgs
Fees: $23.00 Taxes: $7,570.18
20260709-0061999

2025-0539

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,045,995.88.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 12-1-29
(AFFIX SEAL)

WILLIAMSON COUNTY KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
The Quarry Project, GP	The Quarry Project, GP	126 00 0 064.00
(NAME)	(NAME)	
130 Belle Forrest Circle	130 Belle Forrest Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **McCrory Lane Partners, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **The Quarry Project, GP, a Tennessee general partnership**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land lying in the 35th Council District of Davidson County, Nashville, Tennessee. Said tract being bounded on the west by the eastern right of way of McCrory Lane, bounded on the north and east by AHV Newsome BFR Owner, LLC as recorded in Instrument Number 20221027-0116524, Register's Office of Davidson County, Tennessee (RODC), and bounded on the south by John Gregory Jones as recorded

in Instrument Number 20020108-0002573 RODC and by McCrory Lane Properties, LLC as recorded in Instrument Number 20070212-0017896 RODC. Said tract being more particularly described as follows: POINT OF BEGINNING being a point lying on said eastern right of way of said McCrory Lane, being ±500 feet south of the centerline intersection of said McCrory Lane and Highway 70, being a southwest corner of said AHV Newsome BFR Owner, LLC, and being the northwest corner of the tract being herein described; thence leaving said right of way of McCrory Lane and with the common line of said AHV Newsome BFR Owner, LLC with the following: South 54°57'14" East 126.19 feet to a point; thence South 35°02'46" West 30.00 feet to a point; thence South 54°57'14" East 260.39 feet to a point; thence South 51°04'20" East 281.72 feet to a point; thence South 58°45'52" East 642.20 feet to a point; thence South 55°26'02" East 722.17 feet to a point; thence North 34°33'58" East 30.00 feet to a point; thence South 55°26'02" East 29.66 feet to a found 5/8" iron rod; thence South 22°51'45" West 802.94 feet to found iron row with cap; thence with the common line of said John Gregory Jones North 60°56'39" West 1012.45 feet to a found 5/8" iron rod; thence with the common line of said McCrory Lane Properties, LLC North 60°19'23" West 754.15 feet to found concrete monument lying on said eastern right of way of McCrory Lane; thence with said right of way of said McCrory Lane with the following: North 06°24'22" East 466.19 feet to found iron rod with "SMITH1961" cap; thence South 83°41'53" East 10.00 feet to a found iron rod with "SMITH1961" cap; thence North 06°18'07" East 300.16 feet to a found iron rod with "SMITH1961" cap; thence North 83°41'53" West 7.31 feet to a found iron rod with "SMITH1961" cap; thence with a curve to the right having a length of 278.78 feet, a radius of 2325.37 feet, a central angel of 06°52'09", and having a chord bearing and distance of North 12°37'50" East 278.62 feet to the point of beginning.

Tract contains 1,615,928 square feet or 37.10 acres.
Bearings based on Tennessee State Plane Coordinate System.

Being a portion of the same property conveyed to MCCRORY LANE PARTNERS, LLC, a Tennessee limited liability company, by Quit Claim Deed from MCCRORY LANE PARTNERS, LLC, a Tennessee limited liability company and OLIVER CROMWELL CARMICHAEL, Trustee, of record in Instrument No. 20060927-0119703, in the Register's Office for Davidson County, Tennessee, dated September 27, 2006, and recorded on September 27, 2006.

Being the same property conveyed to MCCRORY LANE PARTNERS, LLC, a Tennessee limited liability company , by Warranty Deed from MADELINE NEWSOM, a widow, and being the sole heir-at-law of W. J. NEWSOM, deceased, of record in Instrument No. 20060804-0095539, in the Register's Office for Davidson County, Tennessee, dated August 1, 2006, and record on August 4, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement for Right of Way McCrory Lane, recorded in Book 58, Page 613, Book 174, Page 512, and Book 548, Page 435.
Easement for Private Water, Sewer and Gas Line, recorded in Instrument No. 20030619-0085046.
Stormwater Facilities and Systems of record in Instrument No. 20251027-008974.
Matters appearing on the survey prepared by Chastain-Skillman, L. Brandon Lambert, TN RLS # 2828 dated June 25, 2026, Project # 1053001 which include:
1. Gravel drive crossing southern boundary line
2. Excavated rock quarry encroaches onto land along northern boundary line
3. Fence encroachment along southern and western boundary lines
4. Overhead electric line without benefit of recorded easement along western boundary line.
Rights of others in and to the use of any drains, ditches, ponds and/or terraces located over, across, in or under the insured Land, rights of others in and to the continued, uninterrupted flow of water through said drains, ditches, ponds and/or terraces and rights to enter upon said premises to maintain the same.
Rights of others in and to the use of the cemetery shown on the Survey.
Agreement for Dedication of public utilties easment of record in Instrument # 20260521-0046597.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☒
This is improved ☐ 7848 McCrory Lane, Nashville, TN 37221
(House No.) (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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Effective the 7 day of July, 2026.

McCrory Lane Partners, LLC

BY: _____
Crom Carmichael
Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Crom Carmichael, with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Authorized Agent (or other officer authorized to execute the instrument) of McCrory Lane Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that as such Member executed the foregoing instrument for the purposees therein contained.

Witness my hand and seal, at office, this 7 day of July, 2026.

_____
Notary Public
My Commission Expires: 12-7-29

WILLIAMSON COUNTY
KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 7 day of July, 2026.

K. Thomas Sidwell
Date: 7-7-26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 7 day of July, 2026.

Kimberly D. Hicks
Notary Public
My Commission Expires: 12-1-29

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY