Karen Johnson Davidson County
Batch # 1465259 DEEDWARR
08/31/2026 09:09:12 AM 8 pgs
Fees: $43.00 Taxes: $4,070.00
20260831-0080181

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39119	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me this 27th day of August, 2026. Notary Public My Commission Expires: 7-7-27

KIMBERLY BEARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
JP Duncan, III and Jamie Denise Duncan, Co-Trustees of The Duncan Family Revocable Trust 601 44th Avenue North, Nashville, TN 37209	New Owner	Map and Parcel Nos.: 03900010700; 03900011900; 03900011000; 03900011100; 03900011200; 03900011300; 03900011400; 03900011500; 03900011600; 03900011700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Phase 2 Development, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JP Duncan, III and Jamie Denise Duncan, Co-Trustees of The Duncan Family Revocable Trust dated October 30, 2025 ("Grantees"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of August, 2026.

GRANTOR:

Phase 2 Development, LLC, a Tennessee limited liability company

BY: _____ sole member
Brad Norris, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Brad Norris, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Sole Member of Phase 2 Development, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of August, 2026.

_____
Notary Public
My Commission Expires:

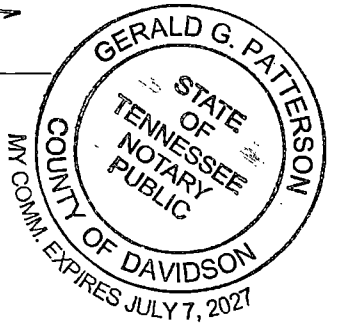


EXHIBIT "A"

TRACT 1 (PARCEL 03900010700):

Land lying in the 3rd Council District of Davidson County, Tennessee, being part of the property conveyed to Alden B. Gordon, as of record in Deed Book 2802, Page 103 in the Register's Office for Davidson County, TN, located approximately 192 feet southeast of the intersection of Old Hickory BLVD and Shellbark Drive and lying on the westerly margin of Old Hickory BLVD; This description was derived from a boundary survey completed on 4-07-2022 by Moore & Pingle Surveying LLC, and is more particularly described as follows;

Beginning at an Iron Rod (old) on the westerly margin of Old Hickory BLVD, approximately 30 feet from the center of said road, measuring 142 feet southeast of the intersection of Old Hickory BLVD and Shellbark Drive and being the most northerly corner of the herein described tract;

Thence with said margin of road, S 28°18'14" E a distance of 100.00 feet to a point on the easterly line of the Alden B. Gordon Property (DB 3285, PG 102), AKA Tract 10 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961;

Thence along said tract 10 with a curve to the left, having a radius of 25.00 feet, an included angle of 89°55'17", a chord bearing of N 73°20'32" W, a chord length of 35.33 feet, and an arc length of 39.24 feet to a point;

Thence continuing with tract 10 for the next two calls;

S 61°37'10" W a distance of 325.00 feet to a point;

S 28°11'42" E a distance of 150.00 feet to a point; said point being the northwesterly corner of the Alden B. Gordon Property (DB 3285, PG 39), AKA Tract 11 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961;

Thence along the westerly line of said tract 11, S 28°10'06" E a distance of 150.00 feet to a point; said point being the northwesterly corner of the Alden B. Gordon Property (DB 3285, PG 99), AKA Tract 12 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961;

Thence along the westerly line of said tract 12, S 27°59'12" E a distance of 142.00 feet to a point; said point being the northwesterly corner of the Alden B. Gordon Property (DB 3285, PG 67), AKA Tract 13 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961;

Thence along the westerly lines of the Alden B. Gordon Property (DB 3285, PG(s) 67, 71, 75, 96 & 98), AKA Tracts 13-17, S 28°07'08" E a distance of 677.92 feet to an Iron Pipe (old); being the northwest corner of the Emmett Eugene Carney, ETUX Property (DB 4567, PG 162) and the southwest corner of the Alden B. Gordon Property (DB 3285, PG 75), AKA Tract 17 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961; said corner being the most southeasterly corner of this tract;

Thence along the southerly line of tract 1 and the northerly line of tract 2 (this survey), N 58°23'31" W a distance of 195.00 feet to a point; said tract 2 being the Aldis B. & Alden B. Gordon Property (DB 2929, PG 459);

Thence continuing with the line of tracts 1 & 2, S 78°58'58" W a distance of 375.71 feet to an existing tree with old fence;

Thence continuing with the line of tracts 1 & 2, N 68°53'31" W a distance of 266.36 feet to a point; said point being on the southeasterly line of the Frederick W. Bobel & Geneva Fyke Property (Inst. #201406260056214) and being the most southwest corner of the herein described tract;

Thence with the lines of said Frederick W. Bobel & Geneva Fyke Property for the next six calls;

N 58°33'22" E a distance of 149.62 feet to an Iron Rod (old) capped and stamped with "Cherry";

N 2°38'35" W a distance of 571.01 feet to an Iron Rod (old) capped and stamped with "Cherry";

N 7°07'05" W a distance of 140.92 feet to an Iron Rod (old) capped and stamped with "Cherry";

N 43°57'11" E a distance of 108.14 feet to an Iron Rod (old) capped and stamped with "Cherry";

N 61°37'10" E a distance of 407.97 feet to an Iron Rod (old) capped and stamped with "Cherry";
Thence with a curve to the left, having a radius of 25.00 feet, an included angle of 89°32'54", a chord bearing of N 16°35'54" E, a chord length of 35.22 feet, and an arc length of 39.07 feet to the point of beginning; containing 8.93 acres, or 388,912 square feet+/-.

TRACT 2 (PARCEL 03900011900):

Land lying in the 3rd Council District of Davidson County, Tennessee, being part of the property conveyed to Aldis B. & Alden B. Gordon, as of record in Deed Book 2929, Page 459 in the Register's Office for Davidson County, TN, bounded on the North by Alden B. Gordon (DB 2802, PG 103), AKA Tract 1 of this survey, on the East by Old Hickory BLVD, on the South by James E. Sherraden & Elizabeth Cave (Inst. #20104220030566) and on the West by Frederick W. Bobel & Geneva Fyke (Inst. #201406260056214); This description was derived from a boundary survey completed on 4-07-2022 by Moore & Pingle Surveying LLC, and is more particularly described as follows:
Beginning at an Iron Rod (old) on the Southwesterly margin of Old Hickory BLVD, 25 feet from the center of said road, measuring approximately 789 feet Southeast from an existing fence post at the Southeast corner of the Emmett Eugene Carney, ETUX Property (DB 4567, PG 162); being the Northeasterly corner of the James E. Sherraden & Elizabeth Cave Property (Inst. #20104220030566) and being the most Southeasterly corner of the herein described tract;
Thence with the said James E. Sherraden & Elizabeth Cave Property for the next eleven calls;
N 59°48'48" W a distance of 495.55 feet to an Iron Rod (old); said line follows a small stream;
S 5°59'41" W a distance of 153.55 feet to an Iron Rod (old) capped and stamped with "Bruce Rainey";
S 87°11'07" W a distance of 301.10 feet to an Iron Rod (old) at the base of a 24-inch Hackberry tree with three hack marks;
S 89°09'34" W a distance of 432.66 feet to a 24-inch Maple tree with three hack marks;
S 69°31'15" W a distance of 484.55 feet to an Iron Rod (old) at the top of a ridge;
N 62°40'50" W a distance of 131.15 feet to an 18-inch Oak tree with three hack marks;
N 32°51'54" W a distance of 145.01 feet to a 10-inch Oak tree with three hack marks;
N 25°47'26" W a distance of 86.71 feet to a 20-inch Hickory tree with two hack marks;
N 25°23'14" W a distance of 95.09 feet to a 20-inch Cedar tree;
N 26°03'48" W a distance of 157.21 feet to a 24-inch Cedar tree with three hack marks;
N 62°46'04" W a distance of 183.11 feet to an Iron Rod (old) at the top of the ridge; said Iron Rod being a common corner to the herein described tract, the James E. Sherraden & Elizabeth Cave Property and the Southeasterly corner of the Frederick W. Bobel & Geneva Fyke Property (Inst. #201406260056214);
Thence with the said Frederick W. Bobel & Geneva Fyke Property for the next two calls;
N 34°53'37" E a distance of 426.89 feet to an Iron Rod (old) capped and stamped with "Cherry";
N 58°33'22" E a distance of 354.26 feet to a point; said point being the Southwesterly corner of Tract 1 (this survey);
Thence with the Southerly lines of Tract 1 and the Northerly lines of this tract for the next three calls;
S 68°53'31" E a distance of 266.36 feet to a 20-inch tree with old fence;
N 78°58'58" E a distance of 375.71 feet to a point;
S 58°23'31" E a distance of 195.00 feet to an Iron Pipe (old) at the Northwest corner of the Emmett Eugene Carney, ETUX Property (DB 4567, PG 162);
Thence with said Carney Property for the next three calls;
S 53°50'40" E a distance of 306.95 feet to the intersection of two fence lines;
S 21°13'37" E a distance of 109.12 feet to an existing fence post;
N 68°52'17" E a distance of 66.79 feet to a point by an existing fence post on the Westerly margin of Old Hickory BLVD.;
Thence with the margin of said road, S 21°34'12" E a distance of 127.94 feet to a point;
Thence with the margin of said road and with a curve to the left, having a radius of 1305.60 feet, an included angle of 28°59'21", a chord bearing of S 39°06'26" E, a chord length of 653.56 feet, and an arc length of 660.58 feet to the Point of Beginning; containing 30.82 acres, or 1,342,573 square feet +/-.

Less and except parcel described in Warranty Deed in Instrument No. 20230824-0066244, in the Register's Office of Davidson County, Tennessee.

TRACT 3 (PARCEL 03900011000):

Land lying in the 3rd Council District of Davidson County, Tennessee, being the property conveyed to Alden B. Gordon, as of record in Deed Book 3285, Page 102 in the Register's Office for Davidson County, TN, located approximately 217 feet southeast of the intersection of Old Hickory BLVD and Shellbark Drive and lying on the westerly margin of Old Hickory BLVD; being Tract 10 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961; This description was derived from a boundary survey completed on 4-07-2022 by Moore & Pingle Surveying LLC, and is more particularly described as follows;

Commencing at an Iron Rod (old) on the westerly margin of Old Hickory BLVD, approximately 30 feet from the center of said road, measuring 142 feet southeast of the intersection of Old Hickory BLVD and Shellbark Drive;

Thence with said margin of road, S 28°18'14" E a distance of 100.00 feet to a point on the easterly line of the tract described herein and being the true Point of Beginning;

Thence along said tract 10 with a curve to the left, having a radius of 25.00 feet, an included angle of 89°55'17", a chord bearing of N 73°20'32" W, a chord length of 35.33 feet, and an arc length of 39.24 feet to a point;

Thence continuing with tract 10 for the next two calls;

S 61°37'10" W a distance of 325.00 feet to a point;

S 28°11'42" E a distance of 150.00 feet to a point; said point being the northwesterly corner of the Alden B. Gordon Property (DB 3285, PG 39), AKA Tract 11 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961;

Thence with the line between tracts 10 & 11, N 61°32'52" E a distance of 351.00 feet to an Iron Rod (old) on the westerly margin of Old Hickory Blvd.;

Thence with said margin of road, N 28°37'57" W a distance of 124.56 feet to the point of beginning; containing 1.20 acres, or 52,355 square feet+/-.

TRACT 4 (PARCEL 03900011100):

Land lying in the 3rd Council District of Davidson County, Tennessee, being the property conveyed to Alden B. Gordon, as of record in Deed Book 3285, Page 39 in the Register's Office for Davidson County, TN, lying on the westerly margin of Old Hickory BLVD; being Tract 11 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961; This description was derived from a boundary survey completed on 4-07-2022 by Moore & Pingle Surveying LLC, and is more particularly described as follows;

Beginning at an Iron Rod (old) on the westerly margin of Old Hickory BLVD, approximately 30 feet from the center of said road, being the most easterly corner of Tract 3 (this survey) AKA Tract 10 (old survey);

Thence with the line between tracts 10 & 11, S 61°32'52" W a distance of 351.00 feet to a point;

Thence S 28°10'06" E a distance of 150.00 feet to a point; said point being the northwesterly corner of the Alden B. Gordon Property (DB 3285, PG 99), AKA Tract 12 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961;

Thence with the line between tracts 11 & 12, N 61°32'57" E a distance of 352.00 feet to an Iron Rod (old) on the westerly margin of Old Hickory Blvd.;

Thence with said margin of road, N 28°33'00" W a distance of 150.31 feet to the point of beginning; containing 1.21 acres, or 52,779 square feet+/-.

TRACT 5 (PARCEL 03900011200):

Land lying in the 3rd Council District of Davidson County, Tennessee, being the property conveyed to Alden B. Gordon, as of record in Deed Book 3285, Page 99 in the Register's Office for Davidson County, TN, lying on the westerly margin of Old Hickory BLVD; being Tract 12 as shown on a survey made by

Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961; This description was derived from a boundary survey completed on 4-07-2022 by Moore & Pingle Surveying LLC, and is more particularly described as follows;
Beginning at an Iron Rod (old) on the westerly margin of Old Hickory BLVD, approximately 30 feet from the center of said road, being the most easterly corner of Tract 4 (this survey) AKA Tract 11 (old survey);
Thence with the line between tracts 11 & 12, S 61°35'57" W a distance of 352.00 feet to a point;
Thence S 27°59'12" E a distance of 142.00 feet to a point; said point being the northwesterly corner of the Alden B. Gordon Property (DB 3285, PG 67), AKA Tract 13 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961;
Thence with the line between tracts 12 & 13, N 62°49'46" E a distance of 352.45 feet to an Iron Rod (old) on the westerly margin of Old Hickory Blvd.;
Thence with said margin of road with a curve to the left, having a radius of 2627.24 feet, an included angle of
0°57'01", a chord bearing of N 27°10'30" E, a chord length of 43.57 feet, and an arc length of 43.57 feet to a point;
Thence with said margin of road, N 28°33'00" W a distance of 106.00 feet to the point of beginning; containing 1.18 acres, or 51,403 square feet+/-.

TRACT 6 (PARCEL 03900011300):

Land lying in the 3rd Council District of Davidson County, Tennessee, being the property conveyed to Alden B. Gordon, as of record in Deed Book 3285, Page 67 in the Register's Office for Davidson County, TN, lying on the westerly margin of Old Hickory BLVD; being Tract 13 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961; This description was derived from a boundary survey completed on 4-07-2022 by Moore & Pingle Surveying LLC, and is more particularly described as follows;
Beginning at an Iron Rod (old) on the westerly margin of Old Hickory BLVD, approximately 30 feet from the center of said road, being the most easterly corner of Tract 5 (this survey) AKA Tract 12 (old survey);
Thence with the line between tracts 12 & 13, S 62°49'46" W a distance of 352.45 feet to a point;
Thence S 28°07'08" E a distance of 126.00 feet to a point; said point being the northwesterly corner of the Alden B. Gordon Property (DB 3285, PG 98), AKA Tract 14 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961;
Thence with the line between tracts 13 & 14, N 66°41'51" E a distance of 355.00 feet to a point on the westerly margin of Old Hickory Blvd.;
Thence with said margin of road with a curve to the left, having a radius of 2626.71 feet, an included angle of
3°16'19", a chord bearing of N 28°37'54" W, a chord length of 149.98 feet, and an arc length of 150.00 feet to the point of beginning; containing 1.12 acres, or 48,815 square feet+/-.

TRACT 7 (PARCEL 03900011400):

Land lying in the 3rd Council District of Davidson County, Tennessee, being the property conveyed to Alden B. Gordon, as of record in Deed Book 3285, Page 98 in the Register's Office for Davidson County, TN, lying on the westerly margin of Old Hickory BLVD; being Tract 14 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961; This description was derived from a boundary survey completed on 4-07-2022 by Moore & Pingle Surveying LLC, and is more particularly described as follows;
Commencing at an Iron Rod (old) on the westerly margin of Old Hickory BLVD, approximately 30 feet from the center of said road, being the most easterly corner of Tract 5 (this survey) AKA Tract 12 (old survey);

Thence with said margin of road with a curve to the right, having a radius of 2626.71 feet, an included angle of
3°16'19", a chord bearing of N 28°37'54" W, a chord length of 149.98 feet, and an arc length of 150.00 feet to the true Point of Beginning;
Thence with the line between tracts 13 & 14, S 66°41'51" W a distance of 355.00 feet to a point;
Thence S 28°07'08" E a distance of 126.00 feet to a point; said point being the northwesterly corner of the Alden B. Gordon Property (DB 3285, PG 71), AKA Tract 15 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961;
Thence with the line between tracts 14 & 15, N 70°46'41" E a distance of 343.00 feet to a point on the westerly margin of Old Hickory Blvd.;
Thence with said margin of road with a curve to the left, having a radius of 2626.70 feet, an included angle of
3°16'19", a chord bearing of N 22°25'39" W, a chord length of 149.98 feet, and an arc length of 150.00 feet to the point of beginning; containing 1.10 acres, or 48,074 square feet+/-.

TRACT 8 (PARCEL 03900011500):
Land lying in the 3rd Council District of Davidson County, Tennessee, being the property conveyed to Alden B. Gordon, as of record in Deed Book 3285, Page 71 in the Register's Office for Davidson County, TN, lying on the westerly margin of Old Hickory BLVD; being Tract 15 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961; This description was derived from a boundary survey completed on 4-07-2022 by Moore & Pingle Surveying LLC, and is more particularly described as follows;
Commencing at an Iron Pipe (old) on the westerly margin of Old Hickory BLVD, approximately 30 feet from the center of said road, being the northeast corner of the Emmett Eugene Carney, ETUX Property (DB 4567, PG 162) and the southeast corner of Tract 10 (this survey) AKA Tract 17 (old survey);
Thence with said margin of road, N 16°07'14" W a distance of 193.62 to a point at the southeasterly corner of Tract 9 (this survey) AKA Tract 16 (old survey);
Thence with said margin of road, N 15°33'03" W a distance of 74.90 to a point;
Thence with said margin of road with a curve to the left, having a radius of 2626.70 feet, an included angle of
1°38'25", a chord bearing of N 16°43'49" W, a chord length of 75.20 feet, and an arc length of 75.20 feet to the true Point of Beginning; being the southeasterly corner of the herein described tract;
Thence with the line between tracts 15 & 16, S 75°21'04" W a distance of 318.00 feet to a point;
Thence N 28°07'08" W a distance of 126.00 feet to a point; said point being the northwesterly corner of this tract;
Thence with the line between tracts 14 & 15, N 70°46'41" E a distance of 343.00 feet to a point on the westerly margin of Old Hickory Blvd.;
Thence with said margin of road with a curve to the right, having a radius of 2626.71 feet, an included angle of 3°16'19", a chord bearing of S 16°43'42" E, a chord length of 149.98 feet, and an arc length of 150.00 feet to the point of beginning; containing 1.04 acres, or 45,287 square feet+/-.

TRACT 9 (PARCEL 03900011600):
Land lying in the 3rd Council District of Davidson County, Tennessee, being the property conveyed to Alden B. Gordon, as of record in Deed Book 3285, Page 96 in the Register's Office for Davidson County, TN, lying on the westerly margin of Old Hickory BLVD; being Tract 16 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961; This description was derived from a boundary survey completed on 4-07-2022 by Moore & Pingle Surveying LLC, and is more particularly described as follows;
Commencing at an Iron Pipe (old) on the westerly margin of Old Hickory BLVD, approximately 30 feet from the center of said road, being the northeast corner of the Emmett Eugene Carney, ETUX Property (DB 4567, PG 162) and the southeast corner of Tract 10 (this survey) AKA Tract 17 (old survey);
Thence with said margin of road, N 16°07'14" W a distance of 193.62 to a point at the southeasterly

corner of Tract 9 (this survey) AKA Tract 16 (old survey) and being the true Point of Beginning;
Thence with the line between tracts 16 & 17, S 76°10'59" W a distance of 287.00 feet to a point;
Thence N 28°07'08" W a distance of 150.00 feet to a point; said point being the northwesterly corner of this tract;
Thence with the line between tracts 15 & 16, N 75°21'04" E a distance of 318.00 feet to a point on the westerly margin of Old Hickory Blvd.;
Thence with said margin of road with a curve to the right, having a radius of 2626.70 feet, an included angle of 1°38'25", a chord bearing of S 16°43'49" E, a chord length of 75.20 feet, and an arc length of 75.20 feet to a point;
Thence with said margin of road, S 15°33'03" E a distance of 74.90 feet to the point of beginning; containing 1.03 acres, or 44,786 square feet+/-.

TRACT 10 (PARCEL 03900011700):

Land lying in the 3rd Council District of Davidson County, Tennessee, being the property conveyed to Alden B. Gordon, as of record in Deed Book 3285, Page 75 in the Register's Office for Davidson County, TN, lying on the westerly margin of Old Hickory BLVD; being Tract 17 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961; This description was derived from a boundary survey completed on 4-07-2022 by Moore & Pingle Surveying LLC, and is more particularly described as follows;
Beginning at an Iron Pipe (old) on the westerly margin of Old Hickory BLVD, approximately 30 feet from the center of said road, being the northeast corner of the Emmett Eugene Carney, ETUX Property (DB 4567, PG 162) and the southeast corner of Tract 10 (this survey) AKA Tract 17 (old survey);
Thence with the north line of said Carney property, S 86°46'29" W a distance of 262.22 feet to an Iron Pipe (old); said point being the northwesterly corner of the said Carney property and the southwest corner of the tract described herein;
Thence N 28°07'08" W a distance of 149.92 feet to a point; said point being the northwesterly corner of this tract;
Thence with the line between tracts 16 & 17, N 76°10'59" E a distance of 287.00 feet to a point on the westerly margin of Old Hickory Blvd.;
Thence with said margin of road, S 16°07'14" E a distance of 193.62 to the point of beginning; containing 1.05 acres, or 45,592 square feet+/-.

Being part of the same property conveyed to Phase 2 Development, LLC, a Tennessee limited liability company, by deed dated April 15, 2022 from Aldis B. Gordon and Alan B. Gordon of record in Instrument No. 20220426-0048017, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Subject to the flow of any creeks, streams or branches across the said property.
5. All matters appearing on a survey by Elkins Surveying dated May 1, 2026.