Karen Johnson Davidson County
Batch# 1482747 DEEDWARR
10/09/2026 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $11,470.00
20261009-0092936

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64939
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Smith Family Trust P.O. Box 493 Gallatin, TN 37066	NEW OWNER

TAX MAP PARCEL NUMBERS: 06700000100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$3,100,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bart Ashley and Laurie Ashley, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Smith Family Trust,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being unimproved property located on the north side State Highway 12, Nashville, Davidson County, Tennessee and known as and now particularly described as follows:

Beginning at an existing concrete monument on Highway 12 east of Pecan Valley Road and being the southeast comer of subject property and the southwest comer of the Duke property; thence N. 50 degrees 43 minutes 29 seconds W. 1220.22 feet along the northerly right of way of Highway 12 to an existing concrete monument; thence N. 14 degrees 31 minutes 42 seconds W. 493.38 feet to a point; thence N. 50 degrees 34 minutes 35 seconds W. 325.00 feet to a point; thence S. 78 degrees 59 minutes 43 seconds W. 448.22 feet to an existing concrete monument; thence N. 39 degrees, 35 minutes 39 seconds W. 580.07 feet to an existing concrete monument; thence N. 58 degrees 58 minutes 20 seconds W. 794.44 feet to an existing concrete monument; thence N. 01 degrees 06 minutes 59 seconds E. 189.52 feet to an existing concrete monument; thence N. 57 degrees 15 minutes 29 seconds W. 320.03 feet to an existing concrete monument; thence N. 43 degrees 30 minutes 55 seconds W. 296.69 feet to an iron rod set; thence; along the westerly border with the Farmer property, N. 02 degrees 00 minutes 00 seconds E. 2082.86 feet to an iron rod set, being the second iron rod in this line; thence along the northerly border with the Henshaw property N. 90 degrees 00 minutes 00 seconds E. 1910.19 feet to an Oak Tree, passing past an iron rod at the approximate half way point in the line; thence S. 00 degrees 28 minutes 35 seconds E. 274.60 to an Oak Tree; thence S. 18 degrees 51 minutes 49 seconds W. 534.63 feet to an iron rod set; thence 530 degrees 40 minutes 59 seconds E. 660.52 feet to a tree; thence S. 86 degrees 00 minutes 00 seconds E. 297.00 to an iron rod set; thence N. 57 degrees 58 minutes 12 E. 453.64 feet to a Sourwood Tree; thence S. 62 degrees 39 minutes 23 seconds E. 357.10 feet to a stump; thence S. 36 degrees 44 minutes 12 seconds E. 446.03 feet to a stump; thence S. 50 degrees 32 minutes 38 seconds E. 256.86 to an iron rod set; thence S. 06 minutes 34 minutes 02 seconds W. 616.37 feet to a point; thence S. 21 degrees 58 minutes 50 seconds W. 436.80 feet to two Hickory Trees; thence S. 07 degrees 22 minutes 48 seconds E. 510.06 feet to an iron rod set; thence S. 60 degrees 01 minutes 28 seconds W. 239.13 feet to two Hickory Trees, thence S. 20 degrees 28 minutes 19 seconds W. 372.52 feet to a Hickory Tree; thence S. 37 degrees 12 minutes 34 seconds W. 309.55 feet to a Hickory Tree; thence S. 18 degrees 53 minutes 58 seconds W. 295.66 feet to an iron rod set; thence S 55 degrees 40 minutes 04 seconds E. 349.94 to an Oak Tree; thence S. 16 degrees 46 minutes 06 seconds E. 352.42 feet to the point of beginning, said description on contains 225.223 acres on the survey dated June 02, 2000 by Jesse E. Walker, Tenn RLS# 486, a copy of which is attached hereto as exhibit A.

Being a portion of the property corning to Riverpoint LLC by James H Murphy by Quitclaim Deed dated September 3, 1998 of record in Book 11103, page 58, Register of Deeds Davidson County, Tennessee and conveyed to Riverpoint LLC, by Margaret Williams McMinn by Deed dated September 3, 1998 of recording In Book 11103, Page 50 said Registers Office. And being the same proeprty conveyed to Bart Ashley and Laurie Ashley, husband and wife, by Warranty Deed from Riverpoint, LLC a Tennessee Limited Liability Company, dated November 18, 2014 and recorded on December 1, 2014 of record in Instrument No. 20141201-0109718, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2026, and subsequent years; Agreement and Restrictive Covenant of record in Instrument No. 20141201-0109719, said Register's Office. Subject to the flow of the Cumberland River over so much of the premises as may lie therein. Subject to railroad rights, if any, along a portion of subject property. Greenbelt application for Forest Land, of record in Instrument No. 20221121-0123250, said Register's Office, subject to roll back taxes.

This is unimproved property, known as 5614 Ashland City Highway, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of October, 2026

Bart Ashley

Laurie Ashley

State of Tennessee

County of Davidson

On this 6th day of October, 2026, before me the undersigned authority, personally appeared Bart Ashley and Laurie Ashley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

State of Tennessee

County of ~~Davidson~~ Cheatham

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $3,100,000.00.

Affiant

Sworn and subscribed before me this 7 day of October, 2026

Notary

My Commission Expires: 9/13/2028

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 7. 2026

Affiant Signature

8th day of October, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of October, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028