
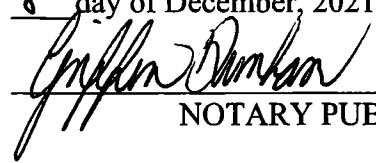
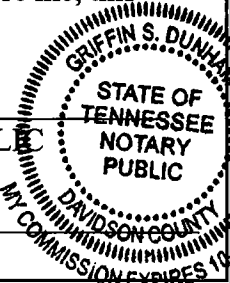


8 PGS : WARRANTY DEED	
NANCY MCMEEN 264322 - 21026719	
12/09/2021 - 10:44 AM	
VALUE	3382720.00
MORTGAGE TAX	0.00
TRANSFER TAX	12516.06
RECORDING FEE	40.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	12559.06

STATE OF TENNESSEE, MAURY COUNTY  
**JOHN FLEMING**  
REGISTER OF DEEDS

<p>This instrument prepared by: Hugh W. Entrekin TUNE, ENTREKIN &amp; WHITE, P.C. 4235 HILLSBORO PIKE STE 300 NASHVILLE TN 37215 TELEPHONE 615/ 930-0230</p>	<p>STATE OF TENNESSEE) COUNTY OF DAVIDSON)</p> <p>The actual consideration or value, whichever is greater for this transfer is <b>\$3,382,720.00.</b></p> <p style="text-align: center;"> _____ AFFIANT</p> <p>Subscribed and sworn to before me, this <u>8<sup>th</sup></u> day of December, 2021.</p> <p style="text-align: center;"> _____ NOTARY PUBLIC</p> <p>My Commission Expires: _____</p> <div style="text-align: right;">  </div>
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Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel Number/Property ID:
Bear Springs, LLC	Same	Map 92 Parcel 12.00
<u>121 1<sup>st</sup> Ave S., Ste 220</u>		<u>Map 92 Parcel 12.02</u>
Franklin, TN 37064		

**GENERAL WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars (\$10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy Alan Jefferson and Lisa Ann Duvall**, (collectively "Grantors") do hereby bargain, sell, transfer and convey unto **Bear Springs, LLC**, a Tennessee limited liability company ("Grantee") its successors and assigns, property located in Maury County, Tennessee and more particularly described as follows:

See Ex A attached hereto

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **Bear Springs, LLC**, its successors and assigns, forever.

AND **Grantors** do hereby covenant with the said **Bear Springs, LLC** that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except for (i) current years taxes which are being prorated, (ii)

Application for Greenbelt Assessment of record in Record Book 3, page 402, Register's Office for Maury County, Tennessee; (iii) Easement for Pipe Lines of record in Record Book 233, Page 613, said Register's Office; (iv) Easement for Pipe Lines of record in Record Book 433, Page 23, said Register's Office; (v) Easement for Water Line of record in Record Book R1964, Page 1357, said Register's Office; and, (vi) All of the terms and provisions set forth and contained in that certain Lease between Lenis Ann Hardison Duvall, Lessor, and Signal One, LLC, Lessee, recorded in Book R1460, Page 486, as amended in Book R1690, Page 326, and assigned in Book R1810, Page 954, and assigned in Book R2003, Page 88, and further assigned to Telecom Tower Group, LLC, in Book R2050, Page 402, said Register's Office.

**Grantors** are responsible for payment of roll back taxes.

AND **Grantors** do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said land to the said **Bear Springs, LLC**, its successors and assigns against the lawful claims of all persons except as to matters to which this conveyance is subject.

Warranty of title as to Tax MAP 092 PARCEL 012.02 is made solely by Timothy Alan Jefferson, the sole owner of said parcel.

No portion of the subject property has ever served as the principal residence of Timothy Alan Jefferson or Lisa Ann Duvall.

Tax MAP 092 PARCEL 012.02- This is improved property generally known as 1417 ROCK SPRINGS ROAD, COLUMBIA, TN 38401.

Tax MAP 092 PARCEL 012.00- This is generally unimproved property generally known as 1449 ROCK SPRINGS ROAD, COLUMBIA, TN 38401.

[REMAINDER OF THIS PAGE IS BLANK; SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, this Warranty Deed has been executed this 8<sup>th</sup> day of December, 2021.

Timothy Alan Jefferson  
Timothy Alan Jefferson

Lisa Ann Duvall  
Lisa Ann Duvall

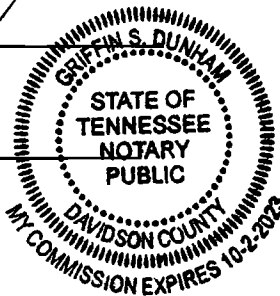
STATE OF TENNESSEE)  
COUNTY OF DAVIDSON )

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **Timothy Alan Jefferson**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), the within named bargainor, and who further acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8<sup>th</sup> day of December, 2021.

Griffin S. Dunham  
Notary Public

My Commission Expires: \_\_\_\_\_



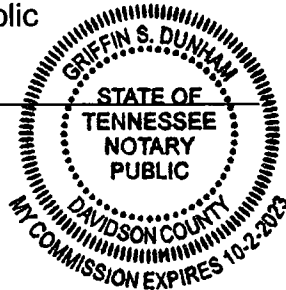
STATE OF TENNESSEE)  
COUNTY OF DAVIDSON )

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **Lisa Ann Duvall** with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), the within named bargainors, and who further acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8<sup>th</sup> day of December, 2021.

Griffin S. Dunham  
Notary Public

My Commission Expires: \_\_\_\_\_



## **EXHIBIT A**

### **Legal Description**

#### **1449 ROCK SPRINGS ROAD, COLUMBIA, TN 38401**

**Tax MAP 092 PARCEL 012.00 –Owned 50% by Timothy Alan Jefferson and 50% by  
Lisa Ann Duvall**

Beginning at a found iron rebar with cap RLS cap 1649 (TN SPC N: 477,434.11, E: 1,699,280.20) the common northeast corner for Tax Map 092 Parcel 12.02 in the southern right of way of Bear Creek Pike;

Thence with said line the following three (2) calls and distances:

1. North 61 Degrees 55 Minutes 29 Seconds East, 89.02 feet to a new ½” iron rebar with a RS cap.
2. A curve radius of 2744.79 feet, a chord bearing of South 68 Degrees 07 Minutes 27 Seconds West, 530.42 feet to a found 1” diameter iron pipe corner with property of Cindy Williams (Tract 7 recorded in “Minor Plat of Survey, 3 Tracts” recorded in Plat Book 18, Page 275) recorded in Deed Book R2366, Page 324, Maury County Register of Deeds, Tennessee (R.O.M.C.T.) (Map 092, Parcel 018.29);

Thence with said line the following two (2) calls and distances:

1. South 62 Degrees 34 Minutes 51 Seconds East, 707.93 to a found nail in a Hackberry Snag;
2. South 54 Degrees 47 Minutes 33 Seconds East, 12.67 feet to a found iron rebar with a RLS cap 596 corner with property of Cindy Williams (Tract 7B recorded in “Minor Plat of Survey, 3 Tracts” recorded in Plat Book 18, Page 275) recorded in Deed Book R2366, Page 324, R.O.M.C.T. (Map 092, Parcel 018.29);

Thence with said line in South 51 Degrees 26 Minutes 17 Seconds East, 329.30 feet to a found iron rebar with a RLS cap 596 property of Cindy Williams (Tract 7C recorded in “Minor Plat of Survey, 3 Tracts” recorded in Plat Book 18, Page 275) recorded in Deed Book R2366, Page 324, R.O.M.C.T. (Map 092, Parcel 018.29);

Thence with said line in South 51 Degrees 27 Minutes 09 Seconds East, 175.96 feet to a found 1” diameter iron pipe corner with property of Madco LLC., a Delaware Limited Liability Company (Plat of Survey 20.69 Acres recorded in plat Book 20 Page 104) recorded in Deed Book R2573, Page 248, R.O.M.C.T. (Map 092, Parcel 012.01);

Thence with said line the following two (2) calls and distances;

1. South 21 Degrees 52 Minutes 04 Seconds West, 511.53 feet to a found iron rebar with a RLS cap 1649;
2. North 89 Degrees 04 Minutes 56 Seconds East, 1376.06 feet to a found iron rebar with a RLS cap 1649 common corner with King Land Investments, LLC recorded in Deed Book R2607, Page 149, R.O.M.C.T. (Map 092, Parcel 013.00) and Mattie Lorene Holt recorded in Deed Book R1750, Page 61 R.O.M.C.T. (Map 092, Parcel 014.00);

Thence with said line South 07 Degrees 14 Minutes 22 Seconds West, 935.35 feet to a found fence post common corner with Blair Donald recorded in Deed Book R2394, Page 889 R.O.M.C.T (Map 092 Parcel 11.02);

Thence with said line the following two (2) calls and distances:

1. South 89 Degrees 29 Minutes 25 Seconds West, 1457.65 feet to a set ½” diameter iron rebar with RS cap;
2. South 08 Degrees 05 Minutes 52 Seconds West, 110.99 feet to a found 1” diameter iron pipe old corner with Gary and Nancy Connelly recorded in Deed Book R1486, Page 557 R.O.M.C.T (Map 092 Parcel 011.01);

Thence with said line North 87 Degrees 19 Minutes 36 Seconds West, 1591.31 feet to a found 5/8” diameter iron rebar (disturbed) in eastern right of way of Rock Springs Road;

Thence with said line the following eight (8) calls and distances:

1. North 08 Degrees 22 Minutes 29 Seconds East, 299.44 feet to a found iron rebar with a RLS cap 1649 (disturbed);
2. A curve radius of 3682.73 feet, a chord bearing of North 07 Degrees 03 Minutes 45 Seconds West, 170.42 feet to a found iron rebar with a RLS cap 1649 (disturbed);
3. North 05 Degrees 43 Minutes 29 Seconds East 201.11 to a set ½” diameter iron rebar with a RS cap;
4. North 07 Degrees 02 Minutes 29 seconds East 425.28 to a set ½” diameter iron rebar with a RS cap;
5. North 06 Degrees 46 Seconds 57 Seconds East 153.82 to a found iron rebar with a RLS cap 1649 (disturbed);
6. South 82 Degrees 27 Minutes 05 Seconds East 10.72 feet to a found concrete Right of Way Marker;
7. North 05 Degrees 51 Minutes 45 Seconds East 48.28 feet to a found rebar with a RLS cap 1649;
8. A curve radius of 499.00 feet, a chord bearing of North 05 Degrees 07 Minutes 44 Seconds West, 147.99 feet to a set ½” diameter iron rebar with a RS cap corner with the eastern right of way Old Rock Springs Road;

Thence with said line the following two (2) calls and distances:

1. North 14 Degrees 46 Minutes 01 Seconds East, 252.47 feet to a found iron rebar with a RLS cap 1649;
2. North 16 Degrees 16 Minutes 33 Seconds East, 137.17 feet to a found 5/8” diameter iron rebar with no cap corner with Timothy A. Jefferson and Gerrie Lynn Jefferson recorded in Record Book R2624, Page 230 R.O.M.C.T (Map 092 Parcel 012.02);

Thence with said line the following three (3) calls and distances

1. South 61 Degrees 55 Minutes 59 Seconds East, 201.15 feet to a found 5/8” diameter iron rebar with no cap;
2. North 67 Degrees 50 Minutes 55 Seconds East, 102 feet to a found 5/8” diameter iron rebar with no cap;
3. North 21 Degrees 56 Minutes 03 Seconds West, 202.61 feet to a to the Point Beginning;

Said parcel containing 4,571,095.43 square feet, more or less or 104.93 acres, more or less.

Source of North per State of Tennessee Coordinate System of 1983.

Land description prepared by Kenneth D. Church TN RLS #1004. (SR. Project Manager, Ragan Smith Associates, 315 Woodland St, Nashville TN 37206) Per General Property Survey dated November 4, 2021.

BEING the same property conveyed to Lenis Ann Hardison Duvall by Quitclaim Deed from Marshall Hardison and Emma Lee Hardison of record in Deed Book 739, Page 769, in the Register's Office for Maury County, Tennessee, dated October 8, 1985, and recorded on October 9, 1985. Lenis Ann Hardison Duvall died on February 22, 2003, and devised all of her property to her husband, William Gerald Duvall, by Last Will and Testament admitted to the Probate Court for Maury County, Tennessee, Case No. P-50-03.

William Gerald Duvall died on May 6, 2007, and devised all of his property to his two children Gerrie Jefferson and Lisa A. Duvall by Last Will and Testament admitted to the Probate Court for Maury County, Tennessee, Case No. P-093-07.

Gerrie L. Jefferson died on February 7, 2020, and devised all of her property to her husband, Timothy Jefferson by Last Will and Testament admitted to the Probate Court for Maury County, Tennessee, Case No. P-083-20.

And BEING the same property conveyed to A.P. Hardison by Warranty Deed from W. O. Connelly and wife, Maggie Connelly, of record in Deed Book 237, Page 572, in the Register's Office for Maury County, Tennessee, dated March 18, 1944, and recorded on March 25, 1944. A.P. Hardison is also known as Arthur P. Hardison. A.P. Hardison died in 1946 leaving a Last Will and Testament admitted to probate in Maury County on December 7, 1946, wherein he devised the subject property to his daughter, Lenis Ann Hardison.

Lenis Ann Hardison later married William Gerald Duvall in 1953.

Lenis Ann Hardison Duvall died on February 22, 2003, and devised all of her property to her husband, William Gerald Duvall, by Last Will and Testament admitted to the Probate Court for Maury County, Tennessee, Case No. P-50-03.

William Gerald Duvall died on May 6, 2007, and devised all of his property to his two children Gerrie Jefferson and Lisa A. Duvall by Last Will and Testament admitted to the Probate Court for Maury County, Tennessee, Case No. P-093-07.

Gerrie L. Jefferson died on February 7, 2020, and devised all of her property to her husband, Timothy Jefferson by Last Will and Testament admitted to the Probate Court for Maury County, Tennessee, Case No. P-083-20.

**1417 ROCK SPRINGS ROAD, COLUMBIA, TN 38401**  
**Tax MAP 092 PARCEL 012.02- Owned 100% by Timothy Alan Jefferson**

Beginning at a found iron rebar with cap RLS cap 1649 (TN SPC N: 477,434.11, E: 1,699,280.20) the common in the southern right of way of Bear Creek Pike corner with Tax Map 092 Parcel 12.00;

Thence with said line the following three (3) calls and distances

1. South 21 Degrees 56 Minutes 03 Seconds East, 202.61 feet to a found 5/8" diameter iron rebar;
2. South 67 Degrees 50 Minutes 55 Seconds West, 102.54 feet to a found 5/8" diameter iron rebar;

3. North 61 Degrees 55 Minutes 59 Seconds West, 201.15 feet to a found 5/8" diameter iron rebar in the eastern right of way of Old Rock Springs;

Thence with said line North 16 Degrees 16 Minutes 33 seconds East, 33.33 feet a set 12" diameter iron rebar with RS cap in the southern right of way of Bear Creek Pike;

Thence with said line North 61 Degrees 55 Minutes 29 seconds East, 212.44 feet the point beginning;

Said parcel containing 33,934.29 square feet, more or less or 0.78 acres, more or less. Source of North per State of Tennessee Coordinate System of 1983. Land description prepared by Kenneth D. Church TN RLS #1004. (SR. Project Manager, Ragan Smith Associates, 315 Woodland St, Nashville TN 37206) Per General Property Survey dated November 4, 2021.

BEING the same property conveyed to Timothy A. Jefferson and wife, Gerrie Lynn Jefferson, by Warranty Deed from Lenis Ann Hardison Duvall and husband, William G. Duvall, of record in Deed Book 739, Page 771, in the Register's Office for Maury County, Tennessee, dated October 8, 1985, and recorded on October 10, 1985. Gerrie Lynn Jefferson died on February 7, 2020, leaving Timothy A. Jefferson as the sole owner as her surviving tenant by the entirety.

True Copy Certification Form pursuant to T.C.A. 66-24-101(d) (3)

I, Hugh W. Entrekin, 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 Dec 8, 2021 (date of document).

H.W.E.  
Affiant Signature  
Dec 8, 2021  
Date

State of Tennessee  
County of Davidson

Sworn to and subscribed before me this 8<sup>th</sup> day of December, 2021.

Allie Efferson  
Notary's Signature

MY COMMISSION EXPIRES: 3-3-25

Notary's Seal (if on paper)

