



Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Premier Escrow, LLC

Issuing Office:

Issuing Office's ALTA® Registry ID:

Commitment Number: 110348748

Issuing Office File Number: DP2023-538

Property Address: 4442 Pratt Lane, Franklin, TN 37064

Revision Number:

SCHEDULE A

1. Commitment Date: May 24, 2024 at 8:00 a.m.

2. Policy to be issued:
 - a. ALTA® Owner's Policy of Title Insurance
 ALTA® Homeowner's Policy
Proposed Insured: A Natural Person Or Legal Entity To Be Designated
Proposed Amount of Insurance: \$1,000.00
The estate or interest to be insured: See Item 3 below
 - b. ALTA® Loan Policy of Title Insurance
 ALTA® Expanded Coverage Loan Policy
Proposed Insured: A Natural Person Or Legal Entity To Be Designated, its successors and/or assigns that are defined as an insured in the Conditions of the policy, as their interests may appear
Proposed Amount of Insurance: \$1,000.00
The estate or interest to be insured: See Item 3 below
 - c. ALTA® Policy
Proposed Insured:
Proposed Amount of Insurance: \$
The estate or interest to be insured: See Item 3 below

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Grady Elton Dyal, a single man, and Freed-Hardeman University, Inc., a 501(c)(3) charitable educational corporation, as their interest may appear

5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof

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First American

Commitment for Title Insurance
Tennessee - 2021 v. 01.00 (07-01-2021)

Premier Escrow, LLC

By: _____

Authorized Signatory

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Form 50129447 (6-14-22)

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Commitment No.: 110348748

SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. Warranty Deed conveying the land from Grady Elton Dyal, a single man, as a single person or joined by spouse, if married, to A Natural Person Or Legal Entity To Be Designated.
 - b. Warranty Deed conveying the land from Freed-Hardeman University, Inc., a 501(c)(3) charitable educational corporation, as their interest may appear, to A Natural Person Or Legal Entity To Be Designated. In connection with said deed, we will further require: 1) Certified copy of a Board of Directors resolution setting forth the terms, conditions and consideration for which the corporation is authorized to convey its property. The resolution must further identify the officers authorized to execute the deed and other closing documents on behalf of the corporation; 2) Certified incumbency certificate showing the identity of the officers authorized to execute the conveyance on behalf of the corporation; 3) The corporation must have been formed prior to, the date the corporation acquired title to the land; 4) Certificate from the Secretary of State of the state of origin of said corporation's current good standing; 5) If the property constitutes all or substantially all of the corporation's assets and the sale is not in the usual and regular course of the corporation's business, the Company shall further require shareholder approval for the transaction obtained in compliance with the State's statutory requirements; and 6) The Company reserves the right to amend the commitment, including but NOT limited to, the addition of further requirements and/or exceptions as it deems necessary based upon a review of any of the documentation required above.
 - c. Deed of Trust from Grady Elton Dyal, a single man, and Freed-Hardeman University, Inc., a 501(c)(3) charitable educational corporation, as their interest may appear, as a single person or joined by spouse, if married, to Trustee for the benefit of A Natural Person Or Legal Entity To Be Designated, encumbering the land described in Schedule A in the principal sum of \$1,000.00.
5. Cancellation or release of record of Deed of Trust from Grady Elton Dyal, being one and the same person as Grady E. Dyal, and wife, Peggy Ann Dyal, being one and the same person as Peggy A.

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Dyal, in favor of Jason K. West, as trustee, to secure , PrimeTrust Bank and recorded June 25, 2007 in Book 4302, Page 590, in the principal amount of \$150,000.00. If said Deed of Trust secures an equity line of credit, the equity line balance must be reduced to zero and the borrower(s) must request in writing that the lender terminate the line of credit according to the terms of the loan instruments, applying payment in full, and cancel the deed of Trust.

*Ø balance -
needs to be
released*

*Ø balance
will be
released*

6. Cancellation or release of record of Deed of Trust from Grady Elton Dyal and Peggy Ann Dyal, husband and wife, in favor of Hugh M. Queener, as trustee, to secure , Pinnacle Bank and recorded September 18, 2017 in Book 7182, Page 982, in the principal amount of \$150,000.00. If said Deed of Trust secures an equity line of credit, the equity line balance must be reduced to zero and the borrower(s) must request in writing that the lender terminate the line of credit according to the terms of the loan instruments, applying payment in full, and cancel the deed of Trust.
7. County of Williamson taxes for the year 2023 in the base amount of \$2,507.00, plus penalties and interest if any, for Tax identification No. 117 042.02 are paid.
8. Note: The property described on Schedule A is not assessed for city taxes.
9. Affidavit in recordable form confirming the continuous and uninterrupted marriage between Peggy Ann Dyal and Grady Elton Dyal from the date they took title to the Property until the date of death of Peggy Ann Dyal. If the marriage of Peggy Ann Dyal and Grady Elton Dyal was not continuous from vesting through the death of the Peggy Ann Dyal, then estate information will be required and the Company reserves the right to make additional requirements along with requiring a deed from the heirs and/or devisees of Peggy Ann Dyal.
10. Verify whether the current description of the Land is sufficient to be insured, or whether a current survey satisfactory to the Company must be obtained.
Reason: Deed plot does not match tax map.
11. Tennessee law, effective July 1, 2023, prohibits ownership of real property by certain foreign parties. This law can be found at 2023 Tenn. Pub. Ch. 369 (anticipated to be codified at TCA 66-2-301 et seq). Any loss or damage incurred as a result of a violation of this law is excluded from coverage under the terms of a title insurance policy.

If a prohibited foreign entity or person is a party to this transaction, the Company must be notified in writing. The Company will not knowingly close or insure a transaction that violates the referenced state law.

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Commitment No.: 110348748

SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
8. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

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9. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
10. Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.
11. Easement for Right of Way, recorded in Book 578, Page 608 and Book 1044, Page 704.
12. Easement for ingress and egress, recorded in Book 9298, Page 181.
13. Shared Driveway Agreement as set forth in instrument recorded in Book 6060, Page 399.
14. Recording Greenbelt Application Approval recorded in Volume 532, Page 278.
15. Application for Greenbelt Assessment - Agricultural Land recorded in Book 9361, Page 574.
16. Rights of the public to the use of that part of the land described herein within the bounds of Pratt Lane.
17. No coverage is provided as to the amount of acreage or square footage of the land.

Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract

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Notices – Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707 (claims.nic@firstam.com).

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EXHIBIT A

The Land referred to herein below is situated in the County of WILLIAMSON, State of Tennessee, and is described as follows:

Being in the Tenth Civil District of said County and being described partially from a survey dated May 18, 1976, by James Cooper, as follows:

Beginning at an iron spike in the Easterly margin of Beal Road, said point being S 88° 20' W 14' 3" from a locust tree and being also the Northwesternmost corner of the property conveyed to Raymond D. Patzer by Deed from Parthenon, Inc. of record in Vol. 263, Page 299, Register's Office for said County; thence leaving said Road and with Thomas Pratt's Southerly line, S 87° 00' E 1948 feet to a set stone and iron fence post, Pratt's Southeast corner; thence S 0° 00' 447 feet to a point; thence N 87° 00' W 1948 feet to a point in the Easterly margin of Beal Road; thence with the margin of same N 4° 25' E 447 feet to the Point of Beginning, containing 20.46 acres, more or less.

Less and excepting that certain tract of land conveyed to Donald S. Nance and wife, Linda Dyal Nance being described therein as follows, to-wit:

Beginning on an iron pin set in the Southerly fence line of Grady E. Dyal (Deed Book 496, Page 392, Register's Office for Williamson County, Tennessee) said Point being S 87 degrees 25' East, 450.35 feet from the centerline of Pratt Lane, and a point in the Northerly line of Dean J. Martin (Deed Book 474, Page 040, Register's Office for Williamson County, Tennessee); thence leaving said fence with the new lines of subdivision N 03 degrees 32' 36" E, 130.01 feet to an iron pin set; thence, S 86 degrees 31' 48" E, 340.79 feet to an iron pin set; thence, S 03 degrees 31' 03" W, 130.10 feet to an iron pin set in Martins' Northerly fence line; thence with the general direction of said fence N 86 degrees 30' 54" W, 340.84 feet to the Point of Beginning and containing 1.01 acres more or less per survey by Billy Carl Tomlin and Associates T.R.L.S. # 383, and shown on their plat dated March 14, 1992, and recorded in Plat Book 16, Page 38, Register's Office for Williamson County, Tennessee.

Also being conveyed herewith the following 25-foot wide easement for the purposes of ingress and egress, the centerline of said easement being described as follows:

Beginning at a point in the centerline of Pratt Lane said point being N 05 degrees 19' E, 254.02 feet from the Southwest corner of Dyal; thence, leaving said road with an existing gravel driveway S 72 degrees 28' E, 145.40 feet to a point; thence, S 67 degrees 27' E, 120.98 feet to a point; thence, S 72 degrees 46' E, 191.23 feet to a point on the Westerly line of the tract which easement services, said point being S. 03 degrees 32' 36" W, 12.50 feet from an iron pin set the Northwest corner of the 1.01 acre tract.

Being the same property conveyed to Freed-Hardeman University, Inc., a 501(c)(3) charitable educational corporation, a Ten Percent (10%) undivided interest, by Quitclaim Deed from Grady Elton Dyal, a single man, of record in Book 9298, Page 181, in the Register's Office of Williamson County, Tennessee, dated July 19, 2023 and recorded on July 21, 2023.

Being part of the same property conveyed to Grady Elton Dyal and wife, Peggy Ann Dyal, by Deed from Thomas Pratt and wife, Catherine M. Pratt, of record in Volume 496, Page 392, in the Register's Office of Williamson County, Tennessee, dated September 20, 1984 and recorded on September 20, 1984. The said Peggy Ann Dyal died on November 18, 2018, leaving Grady Elton Dyal, as surviving tenants by the entirety.

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ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.


THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

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4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

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The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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Tools & Features Demonstration Site



Legend

- Parcels
- Parcel Numbers
- Parcel Acreage
- Subdivision Name
- Lot Numbers
- Group Corner Annotation
- Control Map
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- Corporate Limits
- BRENTWOOD
- FAIRVIEW
- FRANKLIN
- NOLANVILLE
- SPRING HILL
- TRUMPINGTON STATION
- Parks
- Centerlines
- <all other features>
- INTERSTATE
- ACCESS
- LOCAL STREETS
- MAJOR INTERVAL
- MAJOR COLLECTOR
- MINOR INTERVAL
- MINOR COLLECTOR
- NO NAME
- UNCLASSIFIED
- PRIVATE
- Rivers
- Aerial Photo
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:2,729

Notes
 This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION.



NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
 © Latitude Geographics Group Ltd.

RIGHT OF WAY EASEMENT

578 608

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned, (whether one or more) Grady Doyal & Peggy Doyal
 (unmarried) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto Middle Tennessee Electric Membership Corporation, a cooperative corporation, whose post office address is Murfreesboro, Tennessee, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of Williamson, State of Tennessee, and more particularly described as follows:

Located in the 109 Civil District, containing approximately 20 acres, bounded as follows:

On the North by Dean Martin
 On the South by James Pratt
 On the East by David Bowen
 On the West by Pratt Lane

Our source of title is recorded in Book 496, Page 397 Register's Office said County; and to construct, reconstruct, replace, operate and maintain an electric transmission and/or distribution line or system on or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as Cooperative may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, handholes, manholes, connection boxes, transformers and transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 20 feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right-of-way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the lines, system or, if any of said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation for electrification or telephone purposes.

The undersigned agrees that all poles, wires and other facilities, including any main service entrance equipment, installed in, upon or under the above-described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

2-3958
0234-5312

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 17th day of December, 1987

Grady E. Doyal (Legal Signature)
Peggy A. Doyal (Legal Signature)

Signed, sealed and delivered in the presence of:

Witness: _____
 Witness: _____

(ACKNOWLEDGMENT)

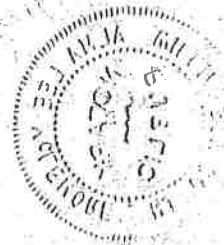
STATE OF TENNESSEE }
 COUNTY OF Williamson }
 On this 17th day of December, 1987,
 before me personally appeared Grady E. Doyal & Peggy A. Doyal
 to me known (or proved to me on the basis of satisfactory evidence) to be the person or persons described in, and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.
 Witness my hand and official seal at _____
 Tennessee, the day and the year aforesaid.
 Notary Public Wm. McLenore
 My commission expires 6-5-89

STATE OF TENNESSEE }
 COUNTY OF _____ }
 On this _____ day of _____, 19____,
 before me personally appeared _____
 to me known (or proved to me on the basis of satisfactory evidence) to be the person or persons described in, and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.
 Witness my hand and official seal at _____
 Tennessee, the day and the year aforesaid.
 Notary Public _____
 My commission expires _____

578 609

WILLIAMSON COUNTY — STATE OF TENNESSEE
Received for record the 5 day of March 1986
at 8:11 o'clock A M. Noted in Note Book 37 page 318
and Recorded in Book No. 578 page 608 State Tax
Paid _____ Fee _____ Recording Fee 8.00 Total _____
Receipt No. 46254 Witness my hand

J. D. Bennett Register



30

RIGHT OF WAY EASEMENT

7-356
0728-1366-36

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned, (whether one or more) _____
 _____ and _____
 (unmarried) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto Middle Tennessee Electric Membership Corporation, a cooperative corporation, whose post office address is Murfreesboro, Tennessee, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of Williamson, State of Tennessee, and more particularly described as follows:

Located in the _____ City District, containing approximately 19.5 acres, bounded as follows:

On the North by John White
 On the South by Don Martin
 On the East by David Brown
 On the West by Pat Lane

Our source of title is recorded in Book 496, Page 392, Register's Office said County; and to construct, reconstruct, rephase, operate and maintain an electric transmission and/or distribution line or system on or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as Cooperative may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, handholes, manholes, connection boxes, transformers and transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 20 feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right-of-way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the lines, system or, if any of said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation for electrification or telephone purposes.

The undersigned agree that all poles, wires and other facilities, including any main service entrance equipment, installed in, upon or under the above-described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 23rd day of May, 1991

Grady & Dyal (Legal Signature)

Signed, sealed and delivered in the presence of:

Witness: _____

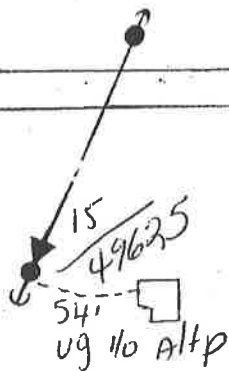
Witness: _____

(ACKNOWLEDGMENT)

STATE OF TENNESSEE }
 COUNTY OF _____ }
 On this _____ day of _____, 1991,
 before me personally appeared _____
 to me known (or proved to me on the basis of satisfactory evidence) to be the person or persons described in, and who executed the foregoing instrument, and acknowledge that he/she/they executed the same as his/her/their free act and deed.
 Witness my hand and official seal at _____ Tennessee, the day and the year aforesaid.
 Notary Public _____
 My commission expires 6-5-93

STATE OF TENNESSEE }
 COUNTY OF _____ }
 On this _____ day of _____, 19____,
 before me personally appeared _____
 to me known (or proved to me on the basis of satisfactory evidence) to be the person or persons described in, and who executed the foregoing instrument, and acknowledge that he/she/they executed the same as his/her/their free act and deed.
 Witness my hand and official seal at _____ Tennessee, the day and the year aforesaid.
 Notary Public _____
 My commission expires _____

State of Tennessee, County of WILLIAMSON
 Received for record the 22 day of
 JANUARY 1993 at 9:11 AM. (REC# 39611)
 Recorded in official records
 Book 1044 Page 704-704
 Notebook 50 Page 361
 State Tax \$.00 Clerks Fee \$.00,
 Recordings \$ 8.00, Total \$ 8.00,
 Register of Deeds SADIE WADE
 Deputy Register BRENDA KING



13048961

3 PGS : AL - AGREEMENT	
KELLY BATCH: 320405	10/21/2013 - 09:58 AM
BATCH	320405
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
 REGISTER OF DEEDS

This Instrument Was Prepared By & Return To:
 Gregory S. Perrone, PC
 109 Westpark Drive, Suite 330
 Brentwood, TN 37027

SHARED DRIVEWAY AGREEMENT

This Agreement is made on October 11, 2013, between Lydia Blalock and John T. Blalock, whose address is 4446 Pratt Ln., Franklin, 37064, in Williamson County, Tennessee and Grady Elton Dyal and Peggy Ann Dyal, whose address is 4442 Pratt Ln., Franklin, 37064, in Williamson County, Tennessee.

RECITALS

A. Lydia Blalock and John T. Blalock are the owners of the premises at 4446 Pratt Ln., Franklin, 37064, in Williamson County, Tennessee; more fully described as:

The following described real property, located in the Tenth (10th) Civil District of Williamson County, Tennessee, and more particularly described as follows, to wit:

Beginning on an iron pin set in the southerly fence line of Grady E. Dyal (Deed Book 496, page 392, Register's Office for Williamson County, Tennessee) said point being S 87 degrees 25' East, 450.35 feet from the centerline of Pratt Lane, and a point in the northerly line of Dean J. Martin (Deed Book 474, page 40, Register's Office for Williamson County, Tennessee); thence leaving said fence with the new lines of subdivision N 03 degrees 32' 36" E, 130.01 feet to an iron pin set; thence, S 86 degrees 31' 48" E, 340.79 feet to an iron pin set; thence, S 03 degrees 31' 03" W, 130.10 feet to an iron pin set in Martins' northerly fence line; thence with the general direction of said fence N 86 degrees 30' 54" W, 340.84 feet to the point of beginning and containing 1.01 acres more or less per survey by Billy Carl Tomlin and Associates T.R.L.S # 383, and shown on their plat dated March 14, 1992, and recorded in Plat Book 16, page 38, Register's Office for Williamson County, Tennessee.

ALSO BEING CONVEYED HERewith the following 25-foot wide permanent and perpetual easement that shall run with the land for the purposes of ingress and egress, the centerline of said easement being described as follows:

Beginning at a point in the centerline of Pratt Lane said point being N 05 degrees 19' E, 254.02 feet from the southwest corner of Dyal; thence, leaving said road with an existing gravel driveway S 72 degrees 28' E, 145.40 feet to a point; thence, S 67 degrees 27' E, 120.98 feet to a point; thence, S 72 degrees 46' E, 191.23 feet to a point on the westerly line of the tract which easement services, said point being S. 03 degrees 32' 36" W, 12.50 feet from an iron pin set the northwest corner of the 1.01 acre tract.

Being the same property conveyed to Lydia Blalock and John T. Blalock, wife and husband, by Warranty Deed from Donald S. Nance and wife, Linda Dyal Nance, dated October 15, 2013, of record in Book 6060, page 377, said Register's Office;

and referred to below as Lot A.

B. Grady Elton Dyal and Peggy Ann Dyal are the owners of the premises at 4442 Pratt Ln., Franklin, 37064, in Williamson County, Tennessee; more fully described as:

That certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Being the Tenth Civil District of said County being described partially from a survey dated May 18, 1976, by James Cooper, as follows:

Beginning at an iron spike in the easterly margin of Beal Road, said point being S 88° 20' W 14' 3" from a locust tree and being also the northwesternmost corner of the property conveyed to Raymond D. Patzer by deed from Parthenon, Inc., of record in Vol. 263, page 299, Register's Office for said County; thence leaving said Road and with Thomas Pratt's southerly line, S 87° 00' E 1948 feet to a set stone and iron fence post, Pratt's southeast corner; thence S 0° 00' 447 feet to a point; thence N 87° 00' W 1948 feet to a point in the easterly margin of Beal Road; thence with the margin of same N 4° 25' E 447 feet to the point of beginning, containing 20.46 acres, more or less.

INCLUDED IN BUT EXPRESSLY EXCLUDED THEREFROM is that portion of land sold in Book 1038, page 183, in the Register's Office of Williamson County, Tennessee.

Being a portion of the same property conveyed to Grady Elton Dyal and wife, Peggy Ann Dyal, by Warranty Deed from Thomas Pratt and wife, Catherine M. Pratt, dated September 20, 1984, recorded September 20, 1984, of record in Book 496, page 392, in the Register's Office of Williamson County, Tennessee;

and immediately adjoining Lot A to the east and west and referred to below as Lot B.

C. That a driveway is located on Lot B and said driveway is used by the owners and guests of each respective property.

D. The parties desire to settle all questions relating to the ownership and use of the driveway and all differences between them relating to said driveway. For the reasons set forth above, and in consideration of the mutual covenants and promises set forth in this agreement, the parties agree as follows:

SECTION ONE

The driveway shall be a shared access to both properties described above, and the parties shall have the right to use it jointly.

SECTION TWO

If it becomes necessary or desirable to repair or rebuild the whole or any part of the driveway, the repairing or rebuilding expense shall be borne equally by the parties, or by their heirs and assigns who shall at the time of the repair or rebuilding be using it, in proportion to the extent of their use. Any repairing or rebuilding of the driveway shall be on the same location, and of the same size, as the original driveway or part of the original driveway, and of the same or similar material of the same quality as that used in the original driveway or part of the original driveway.

SECTION THREE

The benefits and obligations of the covenants in this agreement shall run with the land described above so long as the driveway or any extension of the driveway continues to exist, and shall bind the respective parties to this agreement, their heirs, legal representatives, and assigns.

In witness whereof, the parties have executed this agreement in Franklin, Tennessee the day and year first above written.

Lydia Blalock
Lydia Blalock

John T. Blalock
John T. Blalock

Subscribed and sworn to before me this 11th day of October, 2013.

Hillary Torrence
Notary Public

My commission expires: 11-28-16



Grady Elton Dyal
Grady Elton Dyal

Peggy Ann Dyal
Peggy Ann Dyal

Subscribed and sworn to before me this 11th day of October, 2013.

Hillary Torrence
Notary Public

My commission expires: 11-28-16



RECORDING GREENBELT APPLICATION APPROVAL

WILLIAMSON
County Name

VOL 532 PAGE 278

The property listed below has been approved for classification under the Agricultural, Forest and Open Space Land Act of 1976, as amended.*

Grady Elton Dyal
Owners

Map 117 Parcel 42-02A
Property Identification

Pratt Lane
Property Address

20.46 09-00-84 496 392
Acres Date Deed Recorded Deed Book Deed Book Page

(1) 7150 (2) 1525
Market Value Assessment Use Value Assessment

Difference between (1) and (2) on which "roll back" taxes would apply upon de-classification

5625

5-13-85
Date

Kenneth P. Vinson (Deputy)
Assessor of Property

* Final approval only upon evidence to the Assessor's Office that this document has been accepted for recording by the Register of Deeds.

STATE OF TENNESSEE,
COUNTY OF WILLIAMSON.

Personally appeared before me, Dennis Anglin a Notary Public in and for said County and State the within named Kenneth P. Vinson the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on the 13th day of May, 1985

Dennis Anglin
Notary Public

My commission expires 5-26-87

WILLIAMSON COUNTY - STATE OF TENNESSEE
Received for record the 13 day of May 1985
at 2:45 clock P. M. Noted in Note Book 36 page 09
and Recorded in Book No. 532 page 278 State Tax
Paid _____ Fee _____ Recording Fee 0.50 Total _____
Receipt No. 29346 Witness my hand

J.D. Bennett Register



APPLICATION FOR GREENBELT ASSESSEMENT

Agricultural Land

The Agricultural Forest and Open Space Land Act of 1976 (commonly referred to as the "Greenbelt Law") permits qualifying land to be accessed for property taxes at its current use value rather than at its fair market value which might be based on a more intensive use. YOU MAY BE LIABLE FOR ROLLBACK TAXES later if the land, or any portion, approved for greenbelt is converted to other uses or disqualified due to a sale or otherwise. Rollback taxes are based up on the amount of taxes saved during the last three (3) years the land was classified as agricultural land.

For land to qualify for the agricultural land classification, it must be at least fifteen (15) acres, including woodlands and wastelands, and either:

- (1) constitute a farm unit engaged in the production or growing of agricultural products; or
- (2) have been farmed by the owner or th owner's parent or spouse for at least twenty-five (25) years and be used as the residence of the owner and not used for any purpose inconsistent with an agricultural use.

The assessor may presume that property is used as agricultural land if it produces gross agricultural income averaging at least \$1,500 per year over any three (3) year period. However, the assessor will also consider other available evidence indicating how the property is actually used. The assessor may ask for information concerning property income, ownership, and other information needed to determine how the property is used and how it should be valued.

Applications must be filed by March 15 to be considered for the current tax year. Applications filed after March 15 will be processed for the following tax year.

STATE OF TENNESSEE COUNTY OF: Williamson

DESCRIPTION OF PROPERTY:

District/Ward	Control Map	Group	Parcel	Special Interest	Acres
10	117		04202	000	19.45

MAIL

1. Name: DYAL GRADY ELTON, FREED HARDEMAN UNIVERSITY INC

2. Mailing Address: 4442 PRATT LN, FRANKLIN, TN 37064

3. Address of Property: 4442 PRATT LN

4. Total Acreage: 19.45

5. Approximate acreage in crop, pasture or other active farm use: 19 acres

6. Current crop(s) or other agricultural product(s) and expected yield or volume which will be sold:
Product: _____ Expected Yield or Sales: _____

Kornet
Family Farm

7. Do you own or have an ownership interest in other property in this county which has been approved for greenbelt? If so, please identify the parcel(s) using the assessor's description(s). Attach additional pages if necessary.

NO

District/Ward	Control Map	Group	Parcel	Special Interest	Acres

8. Source of Title: Deed Book: 9298 Page: 181 Other: _____

I certify that I am an owner of the property described above, that the information I have supplied is true and correct to the best of my knowledge and belief, and that I am presently using said property as agricultural land as described in the above instructions. I have read and understand the requirements for greenbelt eligibility and agree to notify the assessor of any change in the use or ownership of the property which might affect its continued eligibility.

Dated: 9-29-07 Property Owner: Grady Dyal

On this 4 day of OCTOBER, 2023, before me, personally appeared the above-named property owner, to me known to be the person described in and who executed the foregoing certification and acknowledged its execution as (his)(her) free act and deed.



Comba Bear
Notary Public

RECORDING STAMP
ON BACK PAGE
January 11, 2026
My commission expires:

THIS APPLICATION MUST BE ACCOMPANIED BY THE CURRENT RECORDATION FEE, OR OTHER ARRANGEMENTS MADE FOR PAYMENT OF SUCH FEE.

This instrument was prepared by:
Name: DYAL GRADY ELTON
FREED HARDEMAN UNIVERSITY INC
Address: 4442 PRATT LN
FRANKLIN, TN 37064

ASSESSOR'S USE
Approved Denied _____
Evan Guy 10/30/23
Assessor of Property Date

Greenbelt Specialist

BK: 9361 PG: 574-575
23031607

2 PGS:AL-GREENBELT	
958465	
10/31/2023 - 08:05 AM	
BATCH	958465
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

STATE OF TENNESSEE
WILLIAMSON COUNTY
REGISTER OF DEEDS