



PROPERTY DESCRIPTION: Map 22 - Parcel (40.00)

A tract of land in the First (1st) Civil District of Williamson County, City of Fairview, Tennessee. Being all of Lot 2 as shown on the Final Plat entitled: Jim M. Moore Subdivision as of record in Plat Book 75, Page 10 Registers' Office. Williamson County, Tennessee and being more particularly described according to a Boundary Survey prepared by JTA Land Surveying, Inc. - Job Number: 2025-459 - Dated: October 7, 2025 as follows:

Beginning at a Iron Rod (Set) in the Easterly right-of-way line of CCC Road (50' Public Right-of-way) at the Southwesterly property corner of Lot 1, as shown on the Final Plat of Briley House Subdivision as of record in Plat Book 14, Page 37 Registers' Office, Williamson County, Tennessee. Said Iron Rod (Set) has a Tennessee State Plane Coordinate of N=608,234.97 - E=1,637,103.10; thence,

1. Leaving said Easterly right-of-way line of CCC Road, with the Southerly property line of the aforesaid Lot 1 - Briley House Subdivision and a tract of land conveyed to Anne Knauff, Trustee as of record in Deed Book 9447, Page 922 Registers' Office, Williamson County, Tennessee and generally with a fence, South 82 degrees 58 minutes 13 seconds East, passing through an Iron Rod (Found) at the Southeasterly property corner of said Lot 1 at 565.52 feet, for a total distance of 1598.35 feet to an Iron Bar (Found) in the Westerly property line of a tract of land conveyed to Lakewood Club, Inc. as of record in Deed Book 428, Page 607 Registers' Office, Williamson County, Tennessee;

2. With said Westerly property line of the Lakewood Club, Inc, tract, and generally with a fence, in part, South 82 degrees 58 minutes 57 seconds East, a distance of 404.71 feet to an Iron Bar (Found); thence,

3. Continuing with the Westerly property line of the Lakewood Club, Inc. property and generally with a fence, in part, South 07 degrees 29 minutes 05 seconds West, a distance of 493.33 feet to an Iron Rod (Found-No Cap) at the Northeasterly property corner of a tract of land conveyed to Rose Hunt and Jessy J. Hunt, etux as of record in Deed Book 7604, Page 780 Registers' Office, Williamson County, Tennessee; thence,

4. Leaving the Westerly property line of the Lakewood Club, Inc. tract, with the Northerly property line of the Rose

Hunt and Jessy J. Hunt, etux tract and generally with a fence, South 85 degrees 13 minutes 02 seconds West, a distance of 939.52 feet to an Iron Rod (Found-By T-Post); thence, 5. With the Westerly property line of the Rose Hunt and Jessy J. Hunt, etux tract, generally with a fence in part,

South 08 degrees 00 minutes 48 seconds West, a distance of 1320.00 feet to a point in the centerline of Horn

Tavern Road (50' Public Right-of-way); thence, 6. With said centerline of Horn Tavern Road, North 82 degrees 33 minutes 39 seconds West, a distance of 188.39

feet to a point; thence, 7. With a 834.33-foot radius curve to the right, an arc length of 68.50 feet to a point. Said curve has a chord bearing

and distance of North 80 degrees 12 minutes 33 seconds West, 68.48 feet; thence, 8. Leaving the centerline of Horn Tavern Road, with the Easterly property line of Lot 1, as shown on the Final Plat of

Jim M. Moore Subdivision, as of record in Plat Book 75, Page 10 Registers' Office, Williamson County, Tennessee and

180.43 feet to a 48" Walnut Tree: thence 10. With the Westerly property line of Lot 1, South 04 degrees 32 minutes 44 seconds West, a distance of 62.12 feet

to an Iron Rod (Found-Chapdelaine Cap); thence,

9. With the Northerly property line of said Lot 1, North 74 degrees 18 minutes 35 seconds West, a distance of

11. South 29 degrees 10 minutes 46 seconds West, generally with a fence, passing through an Iron Rod (Found-Chapdelaine Cap) at 142.85 feet for a total distance of 167.23 feet to a point in the centerline of Horn

12. Northwestwardly, with said Horn Tavern Road centerline, having a 834.33-foot radius curve to the right, an arc

length of 62.31 feet to a point. Said curve has a chord bearing and distance of North 58 degrees 41 minutes 39 seconds West, 62.29 feet; thence, 13. Continuing with said road centerline, North 56 degrees 33 minutes 18 seconds West, a distance of 657.90 feet to

a point at the intersection of the centerline of Horn Tayern Road and the aforesaid CCC Road; thence,

14. Leaving the centerline of Horn Tavern Road, with the centerline of said CCC Road, North 00 degrees 04 minutes 30 seconds East, a distance of 240.31 feet to a point; thence,

15. With a 2469.95-foot radius curve to the right, an arc length of 264.88 feet to a point. Said curve has a chord bearing and distance of North 03 degrees 00 minutes 52 seconds East, 264.76 feet; thence,

16. North 06 degrees 26 minutes 31 seconds East, a distance of 181.51 feet to a point; thence,

17. With a 3342.91-foot radius curve to the right, an arc length of 199.86 feet to a point. Said curve has a chord bearing and distance of North 07 degrees 19 minutes 58 seconds East, 199.83 feet; thence,

18. North 09 degrees 21 minutes 43 seconds East, a distance of 403.82 feet to a point; thence,

19. With a 531.33-foot radius curve to the right, an arc length of 158.81 feet to a point. Said curve has a chord bearing and distance of North 18 degrees 01 minutes 54 seconds East, 158.22 feet; thence,

20. North 26 degrees 35 minutes 39 seconds East, a distance of 193.25 feet to a point; thence,

21. Leaving the centerline of CCC Road, with the Northerly property line of the herein described tract of land, in part, South 82 degrees 58 minutes 13 seconds East, a distance of 26.53 feet to the Point of Beginning and containing 2,720,538 square feet or 62.46 acres more or less, as calculated from the above bearings and distances, of which 65,107 square feet or 1.50 acres more or less, lies within the Public right-of-ways of Horn Tavern Road and CCC

Being a portion of the same property conveyed to James M. Moore, Trustee of the James M. Moore Revocable Trust Agreement dated July 10, 2007 by Quitclaim Deed from James M. Moore, aka Jim M. Moore, as of record in Deed Book 8943, Page 998 Registers' Office, Williamson County, Tennessee.

BOUNDARY SURVEY JAMES M. MOORE, TRUSTEE PROPERTY

Map 22 - Parcel (40.00) 1st CIVIL DISTRICT - WILLIAMSON COUNTY, CITY OF FAIRVIEW, TENNESSEE

Horn Tarvern Road & CCC Road





Scale: 1" = 100' **GRAPHIC SCALE**

SHEET 1 Of 1

DATE: OCT. 6, 2025 JOB NO. 2025-459