

Electronically Filed in TPUC Docket Room on February 15, 2023 at 3:27 p.m.

**CONFIDENTIAL FILING**

**DOCKET No. 22-00139**

**Construction Contract Between Developer and Contractor**

**IN THE TENNESSEE PUBLIC UTILITY COMMISSION  
AT NASHVILLE, TENNESSEE**

<b>IN RE:</b>	)	
	)	
<b>PETITION OF TENNESSEE</b>	)	
<b>WASTEWATER SYSTEMS, INC., TO</b>	)	<b>DOCKET NO.</b>
<b>AMEND ITS CERTIFICATE OF</b>	)	
<b>CONVENIENCE AND NECESSITY</b>	)	

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**CORRECTED TESTIMONY OF MATTHEW NICKS**

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**Q1. What is your name and business address?**

A. My name is Matthew Nicks, and my business address is 851 Aviation Parkway, Smyrna TN, 37167.

**Q2. By whom are you employed and in what capacity?**

A. I am the President of Tennessee Wastewater Systems, Inc. ("TWSI").

**Q3. Have you previously filed testimony in this matter?**

A. Yes.

**Q4. What is the purpose of filing this corrected testimony?**

A. The purpose of this testimony is to identify the correct development in questions 6, 7, and 8 in my original testimony. Those questions mention the Lake Haven development which is a different project from that of the one in this Docket. The correct development for this Docket is Meadowside and questions 6,7, and 8 should have stated Meadowside and not Lake Haven..

**Q5. Does this complete your testimony?**

A. Yes

**AFFIDAVIT**

My name is Matthew Nicks and I affirm that all the information contained in the petition and in the testimony of Matthew Nicks filed in this Docket are true to the best of my knowledge and belief.

  
\_\_\_\_\_  
Matthew Nicks

County of Rutherford       )  
State of Tennessee       )

On this 15 th day of February 2023, personally appeared before me, Seneca Cordell, a notary public, the above-named Matthew Nicks, known to me personally who was duly sworn and on oath executed the above Affidavit.

Seneca Cordell  
Notary

My commission expires: 06/23/25



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**MAP 137, PARCEL 1.01 & 1.04**  
**MEADOWSIDE COMMUNITIES, LLC**  
**RECORD BOOK 8986, PAGE 204 R.O.W.C., TN**  
**3,830,887 SQUARE FEET, 87.945± ACRES**

A PARCEL OF LAND LYING IN THE 18TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY RALPH E. & PAMELA W. BERLIN – P.B. 75, PG. 99 (R.O.W.C., TN) AND TONY F. & MARLETTE WALKER – R.B. 392, PG. 595 (R.O.W.C., TN) ON THE NORTH, TONY F. & MARLETTE WALKER – R.B. 392, PG. 595 (R.O.W.C., TN), JEFFRY & ANNETTE ATWOOD – R.B. 6975, PG. 568 (R.O.W.C., TN), BRAD & NICOLE JENNINGS – R.B. 7643, PG. 647 (R.O.W.C., TN), LESLIE E. & STEPHEN D. LORENZ – R.B. 8091, PG. 892 (R.O.W.C., TN), JUSTIN W. & EMILY L. BRADEN – R.B. 6251, PG. 236 (R.O.W.C., TN) ON THE EAST, LEIGH C. PETTUS – R.B. 8608, PG. 533 (R.O.W.C., TN) ON THE SOUTH, AND WILLIAM L. & GLADYS B. COTHRAN (R.O.W.C., TN), AND AMY L. CAULKINS – R.B. 2269, PG. 77 (R.O.W.C., TN) ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN IRON PIN (T-SQUARE) LOCATED AT IN THE WEST LINE OF THIS PARCEL, THE EAST LINE OF COTHRAN, AND THE NORTH RIGHT-OF-WAY OF PATTERSON ROAD;  
 THENCE, WITH THE EAST LINE OF COTHRAN, N 09° 21' 30" E FOR A DISTANCE OF 334.99' TO AN IRON PIN (T-SQUARE);  
 THENCE, WITH THE EAST LINE OF CAULKINS, N 09° 22' 59" E FOR A DISTANCE OF 1,908.75' TO AN IRON PIN (TOMLIN);

THENCE, WITH THE SOUTH LINE OF BERLIN, THE FOLLOWING (2) CALLS:

1. S 82° 04' 24" E FOR A DISTANCE OF 683.96' TO AN IRON PIN (TOMLIN);
2. S 81° 58' 44" E FOR A DISTANCE OF 427.13' TO AN IRON PIN;

THENCE, WITH THE SOUTH LINE OF WALKER, S 82° 09' 56" E FOR A DISTANCE OF 425.46' TO AN IRON PIN (TOMLIN) LOCATED AT THE NORTHEAST CORNER OF THIS PARCEL;

THENCE, WITH THE WEST LINE OF WALKER, S 06° 52' 41" W FOR A DISTANCE OF 459.17' TO AN IRON PIN LOCATED AT THE SOUTHWEST CORNER OF WALKER;

THENCE, WITH THE WEST LINES ATWOOD, JENNINGS, AND LORENZ, THROUGH AN IRON PIN (TOMLIN) LOCATED AT THE COMMON CORNERS OF JENNINGS AND LORENZ, S 08° 23' 26" W FOR A DISTANCE OF 1,259.80' TO AN IRON PIN (TOMLIN);

THENCE, WITH A NORTH LINE OF BRADEN, N 85° 47' 43" W FOR A DISTANCE OF 79.73' TO AN IRON PIN (TOMLIN);

THENCE, WITH THE WEST LINE OF BRADEN, THROUGH AN IRON PIN (SEC) IN THE NORTH RIGHT-OF-WAY OF PATTERSON ROAD, S 08° 41' 00" W FOR A DISTANCE OF 823.48' TO A POINT LOCATED IN THE CENTERLINE OF PATTERSON ROAD;

THENCE, WITH THE CENTERLINE OF PATTERSON ROAD, N 76° 32' 18" W FOR A DISTANCE OF 763.95' TO A POINT;

THENCE, WITH THE NORTH LINE OF PETTUS, THE FOLLOWING (3) CALLS:

1. THROUGH AN IRON PIN (SEC) AT THE SOUTH RIGHT-OF-WAY OF PATTERSON ROAD, N 76° 20' 19" W FOR A DISTANCE OF 302.85' TO AN IRON PIN (SEC);
2. S 59° 22' 57" W FOR A DISTANCE OF 99.00' TO AN IRON PIN (SEC);
3. N 62° 07' 03" W FOR A DISTANCE OF 388.88' TO A POINT;

THENCE, WITH AN EAST LINE OF PETTUS AND THROUGH ACROSS PATTERSON ROAD, N 09° 21' 30" E FOR A DISTANCE OF 129.50' TO THE POINT OF BEGINNING.

HAVING AN AREA OF 3,830,887 SQUARE FEET, 87.945± ACRES.

THIS TRACT IS SUBJECT TO ANY EASEMENTS, RECORDED OR BY PRESCRIPTION, THAT A COMPLETE AND ACCURATE TITLE REPORT MAY REVEAL.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MEADOWSIDE COMMUNITIES, LLC BY DEED OF RECORD IN BOOK 8986, PAGE 204 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

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**MAP 136, PARCEL 1.05**

**MEADOWSIDE COMMUNITIES, LLC.**

**DEED BOOK 9168, PAGE 555**

**51,702.20 SQUARE FEET, 1.187 ± ACRES**

A PARCEL OF LAND LYING IN THE 18<sup>TH</sup> CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY AMY L. CAULKINS D.B. 2269, PG. 77 MAP 137, PARCEL 1.06 (R.O.W.C.,TN), ON THE NORTH, CECIL AND CAROLINE LYNCH REAL ESTATE TRUST TRACT 2 D.B. 6674, PG. 405 MAP 137 PARCEL 1.04 (R.O.W.C.,TN) ON THE EAST LEIGH C. PETTUS D.B. 8608, PG. 533 (R.O.W.C.,TN) ON THE SOUTH, GLADYS COTHRAN D.B. 8608, PG. 528 (R.O.W.C.,TN) MAP 137, PARCEL 1.02 (R.O.W.C.,TN) ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT IN THE CENTER LINE OF PATTERSON RD.; THENCE, WITH THE EAST LINE OF GLADY COTHRAN MAP 137, PARCEL 1.02 N 05°55'45" E FOR A DISTANCE OF 338.92' TO AN IRON PIN (FOUND); THENCE, WITH THE SOUTH LINE OF AMY L. CAULKINS MAP 137, PARCEL 1.06 S 80°43'05" E FOR A DISTANCE OF 143.50' TO AN IRON PIN (T-SQUARE), BEING ON THE WEST LINE OF TRACT 2 CECIL AND CAROLINE LYNCH REAL ESTATE TRUST MAP 137, PARCEL 1.04; THENCE, WITH SAID LINE PASSING THROUGH A POINT ON THE NORTHERN RIGHT OF WAY OF PATTERSON ROAD FOR A DISTANCE OF 359.74', CROSSING SAID RIGHT OF WAY TO A POINT ON THE SOUTHERN RIGHT OF WAY OF PATTERSON ROAD S 09°21'30" W FOR A TOTAL DISTANCE OF 464.49' TO A POINT ON THE WEST LINE OF SAID TRACT 2; THENCE, WITH THE NORTH LINE OF LEIGH C. PETTUS FOR THE FOLLOWING CALLS: N 62°07'03" W FOR A DISTANCE OF 124.13' TO A POINT; THENCE, WITH SAID LINE PASSING THROUGH A POINT ON THE SOUTHERN RIGHT OF WAY OF PATTERSON ROAD AT A DISTANCE OF 35.90 CROSSING SAID RIGHT OF WAY AT A DISTANCE OF 51.47' N 05°42'06" E FOR A TOTAL DISTANCE OF 86.72' TO THE POINT OF BEGINNING, HAVING AN AREA OF 57878.6 SQUARE FEET, 1.329 ACRES +/-.

INCLUDED BUT EXPRESSLY EXCLUDED IN THE ABOVE DESCRIPTION IS THE PORTION OF THE PROPERTY THAT LIES WITHIN THE PUBLIC RIGHT OF WAY OF PATTERSON ROAD, WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (T-SQUARE), BEING ON THE NORTHERN RIGHT OF WAY OF PATTERSON ROAD; THENCE, WITH THE NORTH SIDE OF SAID RIGHT OF WAY OF S 70°34'35" E FOR A DISTANCE OF 126.71' TO AN IRON PIN (T-SQUARE); THENCE, ACROSS SAID RIGHT OF WAY S 09°21'30" W FOR A DISTANCE OF 50.77' TO A POINT ON THE SOUTH SIDE OF SAID RIGHT OF WAY; THENCE, WITH SAID RIGHT OF WAY N 70°34'51" W FOR A DISTANCE OF 123.48' TO A POINT; THENCE, ACROSS SAID RIGHT OF WAY N 05°42'06" E FOR A DISTANCE OF 25.70' TO A POINT IN THE CENTER OF PATTERSON RD.; THENCE, ACROSS SAID ROAD N 05°55'45" E FOR A DISTANCE OF 23.38' THE POINT OF BEGINNING, HAVING AN AREA OF 6254.40 SQUARE FEET, 0.144 ACRES +/- **THIS LEAVES 1.185 TOTAL ACRES +/- EXCLUDING THE AREA WITHIN THE RIGHT OF WAY.**

THIS TRACT IS SUBJECT TO A 50' WIDE INGRESS/ EGRESS EASEMENT RECORDED IN D.B. 2269, PG. 77 (R.O.W.C.,TN), 40' ELECTRIC EASMENT RECORDED IN D.B. 92, PG. 214 (R.O.W.C.,TN), AND ANY OTHER EASEMENT S, RECORDED OR BY PRESCRIPTION, THAT A COMPLETE AND ACCURATE TITLE REPORT MAY REVEAL.

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**MAP 136, PARCEL 1.06**

**MEADOWSIDE COMMUNITES, LLC.**

**DEED BOOK 9168, PAGE 578 R.O.W.C., TN**

**1,155,570.08 SQUARE FEET, 26.53 ± ACRES**

A PARCEL OF LAND LYING IN THE 18<sup>TH</sup> CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY RALPH E. & PAMELA W. BERLIN P.B. 75, PG. 99 (R.O.W.C.,TN) MAP 113 PARCEL 71.00 ON THE NORTH, CEDIL AND CAROLINE LYNCH REAL ESTATE TRUST D.B. 6674, PG. 405 (R.O.W.C.,TN) MAP 137, PARCEL 1.04 ON THE EAST BY WILLIAM L. & GLADYS B. COTHRAN MAP 137 PARCEL 1.05, & GLADYS COTHRAN D.B. 8608, PG. 528 (R.O.W.C.,TN) MAP 137, PARCEL 1.02 ON THE SOUTH, AND EVEREST INV. G.P. D.B. 7906, PG. 564 (R.O.W.C.,TN) MAP 139, PARCEL 17.00 ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN IRON PIN (FOUND), BEING THE NORTHWEST CORNER OF WILLIAM L. & GLADYS B. COTHRAN MAP 137, PARCEL 1.05; THENCE, WITH THE EAST LINE OF GLADYS COTHRAN MAP 137 PARCEL 1.02 N 05°56'55" E FOR A DISTANCE OF 747.16' TO AN IRON PIN (SEC) BEING THE NORTHEAST CORNER OF GLADYS COTHRAN MAP 137 PARCEL 1.02; THENCE, WITH THE NORTH LINE OF GLADYS COTHRAN MAP 137, PARCEL 1.02 N 83°36'12" W FOR A DISTANCE OF 635.90' TO A FENCE CORNER POST; THENCE, N 01°35'13" W FOR A DISTANCE OF 14.33' TO A POINT; THENCE, WITH THE EAST LINE OF EVEREST INV. G.P. MAP 136, PARCEL 17.00 FOR THE FOLLOWING CALLS:  
N 27°16'57" E FOR A DISTANCE OF 304.06' TO AN IRON PIN (FOUND);  
THENCE, N 30°03'17" W FOR A DISTANCE OF 257.55' TO AN IRON PIN (FOUND);  
THENCE, N 09°47'41" W FOR A DISTANCE OF 164.99' TO AN IRON PIN (FOUND);  
THENCE, N 04°55'58" E FOR A DISTANCE OF 501.43' TO AN IRON PIN (FOUND) ON THE SOUTH LINE OF PAMELA W. BERLIN MAP 113 PARCEL 71.00; THENCE, WITH SAID LINE FOR THE FOLLOWING CALLS:  
S 83°56'28" E FOR A DISTANCE OF 126.22' TO AN IRON PIN (FOUND);  
THENCE, S 82°47'37" E FOR A DISTANCE OF 759.43' TO AN IRON PIN (FOUND);  
THENCE, S 81°45'23" E FOR A DISTANCE OF 104.42' TO AN IRON PIN (TOMLIN);  
THENCE, WITH THE WEST LINE OF CECIL AND CAROLINE LYNCH REAL ESTATE TRUST MAP 137, PARCEL 1.04 S 09°22'59" W FOR A DISTANCE OF 1908.75' TO AN IRON PIN (T-SQUARE), BEING THE NORTHEAST CORNER OF WILLIAM L. & GLADYS B. COTHRAN MAP 137, PARCEL 1.05; THENCE, WITH THE NORTH LINE OF SAID PARCEL 1.05 N 80°43'05" W FOR A DISTANCE OF 143.50' TO THE POINT OF BEGINNING, HAVING AN AREA OF 1,155,570.8 SQUARE FEET, 26.528 ACRES +/-

THIS TRACT IS SUBJECT TO AN ELETRIC EASEMENT RECORDED IN D.B. 2655, PG. 51 (R.O.W.C.,TN), AND ANY OTHER EASEMENT S, RECORDED OR BY PRESCRIPTION, THAT A COMPLETE AND ACCURATE TITLE REPORT MAY REVEAL.

THIS TRACT IS THE SAME PROPERTY CONVEYED TO AMY L. CAULKINS IN DEED BOOK 2269, PG. 77 (R.O.W.C.,TN)

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**MAP 136, PARCEL 1.02**

**MEADOWSIDE COMMUNITIES, LLC.**

**DEED BOOK 9168, PAGE 555 R.O.W.C., TN**

**1,252,842 SQUARE FEET, 28.761 ± ACRES**

A PARCEL OF LAND LYING IN THE 18<sup>TH</sup> CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY EVEREST INV. G.P. D.B. 7906, PG. 564 (R.O.W.C.,TN), AMY L. CAULKINS D.B. 2269, PG. 77 (R.O.W.C.,TN) MAP 137, PARCEL 1.06 ON THE NORTH, AMY L. CAULKINS D.B. 2269, PG. 77 (R.O.W.C.,TN) MAP 137, PARCEL 1.06, & WILLIAM L. & GLADYS B. COTHRAN D.B. 6674, PG. 405 (R.O.W.C.,TN) MAP 137 PARCEL 1.05 ON THE EAST, PATTERSON ROAD ON THE SOUTH, AND MARIA GOMEZ WILLIAM H. LEACH III D.B. 7879, PG. 603 (R.O.W.C.,TN) ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN IRON PIN (T-SQUARE), BEING THE SOUTHEAST CORNER OF MARIA GOMEZ MAP 137, PARCEL 1.03; THENCE, WITH THE EAST LINE OF GOMEZ N 06°28'03" E FOR A DISTANCE OF 1006.22' TO AN IRON PIN (FOUND) ON THE SOUTH LINE OF EVEREST INV. G.P. MAP 136, PARCEL 17.00; THENCE, WITH SAID LINE S 83°19'40" E FOR A DISTANCE OF 583.49' TO AN IRON PIN (SEC), BEING THE SOUTHWEST CORNER OF AMY L. CAULKINS MAP 137 PARCEL 1.06; THENCE, WITH CAULKINS SOUTH LINE S 83°36'12" E FOR A DISTANCE OF 635.90' TO A POINT; THENCE, WITH CAULKINS WEST LINE S 05°56'55" W FOR A DISTANCE OF 747.16' TO A POINT, BEING THE NORTHWEST CORNER OF WILLIAM L. GLADYS B. COTHRAN MAP 137 PARCEL 1.05; THENCE, WITH COTHRAN PARCEL 1.05 WEST LINE S 05°55'45" W FOR A DISTANCE OF 338.92' TO POINT IN THE CENTER OF PATTERSON RD; THENCE, WITH SAID CENTER LINE FOR THE FOLLOWING CALLS:  
N 70°34'35" W FOR A DISTANCE OF 5.90' TO A POINT  
THENCE, WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 506.80', A RADIUS OF 2103.50', A CHORD BEARING OF N 75°46'44" W, AND A CHORD LENGTH OF 505.58', TO AN IRON PIPE;  
THENCE, N 82°57'11" W FOR A DISTANCE OF 246.64' TO A POINT;  
THENCE, N 82°29'27" W FOR A DISTANCE OF 354.33' TO A POINT;  
THENCE, N 82°17'09" W FOR A DISTANCE OF 121.77' THE POINT OF BEGINNING, HAVING AN AREA OF 1,252,842 SQUARE FEET, 28.761 ACRES

THIS TRACT IS SUBJECT TO AN ELETRIC EASEMENT RECORDED IN D.B. 92, PG. 214 (R.O.W.C.,TN), A 25' WATER LINE EASEMENT RECORDED IN D.B. 3274, PG. 487 AND ANY OTHER EASEMENT S, RECORDED OR BY PRESCRIPTION, THAT A COMPLETE AND ACCURATE TITLE REPORT MAY REVEAL.

THIS TRACT IS THE SAME PROPERTY CONVEYED TO GLADYS COTHRAN IN DEED BOOK 8608, PG. 528 (R.O.W.C.,TN)



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**MAP 137, P/O PARCELS 1.01 & 1.04**  
**MEADOWSIDE COMMUNITIES, LLC**  
**RECORD BOOK 8986, PAGE 204 R.O.W.C., TN**  
**819,817 SQUARE FEET, 18.820± ACRES**

A PORTION OF PARCEL OF LAND OWNED BY MEADOWSIDE COMMUNITIES, LLC LYING IN THE 18TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND BOUNDED IN GENERAL ON ALL SIDES BY THE REMAINING PORTIONS OF THESE PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A POINT LOCATED AT THE NORTHEAST CORNER OF MEADOWSIDE SUBDIVISION, SECTION 109 – LOT , N 01° 28' 41" W FOR A DISTANCE OF 57.52' TO THE **POINT OF BEGINNING**.

THENCE, WITH NEW LINES THROUGH THESE PARCELS, THE FOLLOWING (80) CALLS:

1. S 82° 14' 16" W FOR A DISTANCE OF 93.35' TO A POINT;
2. N 81° 27' 58" W FOR A DISTANCE OF 22.60' TO A POINT;
3. N 06° 42' 44" E FOR A DISTANCE OF 44.42' TO A POINT;
4. N 26° 10' 58" W FOR A DISTANCE OF 53.32' TO A POINT;
5. N 09° 50' 36" W FOR A DISTANCE OF 105.01' TO A POINT;
6. N 44° 58' 25" E FOR A DISTANCE OF 78.40' TO A POINT;
7. N 23° 59' 48" W FOR A DISTANCE OF 117.33' TO A POINT;
8. N 62° 38' 08" E FOR A DISTANCE OF 56.75' TO A POINT;
9. N 25° 25' 08" W FOR A DISTANCE OF 52.13' TO A POINT;
10. N 71° 56' 11" W FOR A DISTANCE OF 81.63' TO A POINT;
11. N 33° 35' 12" W FOR A DISTANCE OF 86.39' TO A POINT;
12. N 02° 38' 24" W FOR A DISTANCE OF 70.93' TO A POINT;
13. N 05° 37' 31" E FOR A DISTANCE OF 183.91' TO A POINT;
14. S 8° 36' 29" E FOR A DISTANCE OF 176.26' TO A POINT;
15. S 1° 40' 06" W FOR A DISTANCE OF 107.61' TO A POINT;
16. S 82° 10' 58" W FOR A DISTANCE OF 58.08' TO A POINT;
17. S 54° 19' 25" E FOR A DISTANCE OF 97.36' TO A POINT;
18. N 57° 00' 41" E FOR A DISTANCE OF 91.85' TO A POINT;
19. N 27° 45' 31" E FOR A DISTANCE OF 40.39' TO A POINT;
20. S 82° 24' 19" E FOR A DISTANCE OF 131.19' TO A POINT;
21. S 36° 20' 51" E FOR A DISTANCE OF 69.49' TO A POINT;
22. N 19° 54' 13" E FOR A DISTANCE OF 17.93' TO A POINT;
23. N 00° 52' 41" W FOR A DISTANCE OF 94.36' TO A POINT;
24. S 85° 22' 00" E FOR A DISTANCE OF 73.81' TO A POINT;
25. S 63° 40' 49" E FOR A DISTANCE OF 181.00' TO A POINT;
26. S 30° 26' 44" W FOR A DISTANCE OF 34.58' TO A POINT;
27. S 87° 46' 32" W FOR A DISTANCE OF 22.04' TO A POINT;
28. S 35° 40' 35" W FOR A DISTANCE OF 111.48' TO A POINT;
29. S 65° 16' 56" E FOR A DISTANCE OF 39.92' TO A POINT;
30. S 04° 58' 11" E FOR A DISTANCE OF 54.47' TO A POINT;
31. N 65° 33' 22" E FOR A DISTANCE OF 38.01' TO A POINT;
32. N 71° 37' 17" E FOR A DISTANCE OF 49.13' TO A POINT;
33. S 65° 16' 56" E FOR A DISTANCE OF 25.38' TO A POINT;

34. N 23° 56' 37" E FOR A DISTANCE OF 25.87' TO A POINT;
35. N 02° 12' 09" W FOR A DISTANCE OF 72.17' TO A POINT;
36. N 26° 33' 54" E FOR A DISTANCE OF 42.28' TO A POINT;
37. N 48° 28' 56" E FOR A DISTANCE OF 248.47' TO A POINT;
38. N 90° 00' 00" E FOR A DISTANCE OF 23.92' TO A POINT;
39. S 00° 32' 12" W FOR A DISTANCE OF 250.17' TO A POINT;
40. S 87° 05' 57" W FOR A DISTANCE OF 48.34' TO A POINT;
41. S 15° 20' 38" W FOR A DISTANCE OF 94.57' TO A POINT;
42. S 51° 22' 10" E FOR A DISTANCE OF 92.78' TO A POINT;
43. S 32° 13' 38" W FOR A DISTANCE OF 66.44' TO A POINT;
44. S 11° 19' 59" W FOR A DISTANCE OF 119.84' TO A POINT;
45. S 87° 47' 51" W FOR A DISTANCE OF 24.90' TO A POINT;
46. N 58° 46' 54" W FOR A DISTANCE OF 117.07' TO A POINT;
47. N 17° 43' 43" W FOR A DISTANCE OF 32.69' TO A POINT;
48. N 86° 11' 41" W FOR A DISTANCE OF 24.20' TO A POINT;
49. S 01° 39' 19" E FOR A DISTANCE OF 71.28' TO A POINT;
50. N 88° 24' 32" E FOR A DISTANCE OF 34.92' TO A POINT;
51. S 61° 40' 19" E FOR A DISTANCE OF 140.37' TO A POINT;
52. S 15° 28' 43" E FOR A DISTANCE OF 46.28' TO A POINT;
53. S 45° 00' 00" W FOR A DISTANCE OF 23.76' TO A POINT;
54. S 00° 00' 00" E FOR A DISTANCE OF 176.68' TO A POINT;
55. S 46° 54' 22" W FOR A DISTANCE OF 112.30' TO A POINT;
56. S 56° 27' 48" E FOR A DISTANCE OF 118.03' TO A POINT;
57. S 04° 15' 13" W FOR A DISTANCE OF 59.79' TO A POINT;
58. N 72° 41' 53" W FOR A DISTANCE OF 81.58' TO A POINT;
59. S 25° 39' 31" W FOR A DISTANCE OF 54.03' TO A POINT;
60. S 75° 04' 07" E FOR A DISTANCE OF 53.38' TO A POINT;
61. S 30° 44' 20" E FOR A DISTANCE OF 91.79' TO A POINT;
62. S 19° 35' 08" W FOR A DISTANCE OF 91.23' TO A POINT;
63. S 08° 41' 00" W FOR A DISTANCE OF 212.19' TO A POINT;
64. N 81° 04' 32" W FOR A DISTANCE OF 225.80' TO A POINT;
65. S 36° 50' 39" W FOR A DISTANCE OF 78.63' TO A POINT;
66. N 83° 30' 41" W FOR A DISTANCE OF 64.83' TO A POINT;
67. N 18° 37' 45" W FOR A DISTANCE OF 136.90' TO A POINT;
68. N 03° 34' 35" W FOR A DISTANCE OF 180.05' TO A POINT;
69. N 48° 34' 35" W FOR A DISTANCE OF 56.31' TO A POINT;
70. N 17° 46' 45" E FOR A DISTANCE OF 163.47' TO A POINT;
71. N 09° 36' 55" W FOR A DISTANCE OF 69.57' TO A POINT;
72. N 31° 32' 30" E FOR A DISTANCE OF 67.36' TO A POINT;
73. N 50° 22' 06" E FOR A DISTANCE OF 31.70' TO A POINT;
74. N 79° 12' 42" E FOR A DISTANCE OF 123.98' TO A POINT;
75. N 00° 00' 00" W FOR A DISTANCE OF 135.55' TO A POINT;
76. N 45° 00' 00" W FOR A DISTANCE OF 106.55' TO A POINT;
77. S 23° 09' 57" W FOR A DISTANCE OF 70.84' TO A POINT;
78. S 53° 09' 56" W FOR A DISTANCE OF 200.69' TO A POINT;
79. S 85° 25' 29" W FOR A DISTANCE OF 58.56' TO A POINT;
80. N 54° 53' 33" W FOR A DISTANCE OF 87.68' TO THE POINT OF BEGINNING.

HAVING AN AREA OF 819,817 SQUARE FEET, 18.820± ACRES.

THIS TRACT IS SUBJECT TO ANY EASEMENTS, RECORDED OR BY PRESCRIPTION, THAT A COMPLETE AND ACCURATE TITLE REPORT MAY REVEAL.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MEADOWSIDE COMMUNITIES, LLC BY DEED OF RECORD  
IN BOOK 8986, PAGE 204 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

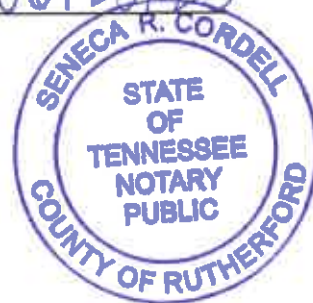
STATE OF TENNESSEE  
COUNTY OF Rutherford

Personally appeared before me, Seneca Cordell, Notary Public, Jeff Riden, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Executive Officer of Tennessee Wastewater Systems, Inc., the within named bargainer, a Tennessee corporation, and is authorized to execute this instrument on behalf of Tennessee Wastewater Systems, Inc.

WITNESS my hand, at office, this 7<sup>th</sup> day of February, 2023.

Seneca Cordell  
Notary Public

My Commission Expires: 06/23/25



STATE OF TENNESSEE  
COUNTY OF Williamson

Personally appeared before me, Rekha S. Patel, Notary Public, Michael Natelli, with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the General Manager of Meadowside Communities, LLC, the within named bargainer, a Maryland limited liability company, and is authorized to execute this instrument on behalf of Meadowside Communities, LLC.

WITNESS my hand, at office, this 7 day of FEBRUARY, 2023.

Rekha S. Patel  
Notary Public

My Commission Expires: 06/27/2026

