



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
Division of Remediation
William R. Snodgrass TN Tower
312 Rosa L. Parks Avenue, 14th Floor
Nashville, Tennessee 37243

May 18, 2023

Mr. Ezra Britton
5449 Nashville Hwy
Chapel Hill, TN 37034

Re: Notice of Land Use Restriction Amendment
DoR Site ID 60563

Dear Mr. Britton:

Please find attached the signed Notice of Land Use Restrictions for the above referenced site. Please have these documents filed at the Register of Deeds office and provide our office with a copy of the filed document.

Thank you for your time and attention to this matter. Please let me know if you need anything else.

Sincerely,

Evan W. Spann
Deputy Director
Field Office Operations

cc: Nashville Field Office
Site File

BK/PG: R2921/439-449
23006678

11 PGS:AL-AMENDMENT	
BECKY BATCH: 304140	05/19/2023 - 01:23 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	55.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	57.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Notice of Amendment and Release of Land Use Restrictions for:
Britton Portion of Site # 60-534

This instrument prepared by:
Tennessee Department of Environment & Conservation
312 Rosa Parks Avenue
Nashville, Tennessee 37243

STATE OF TENNESSEE
COUNTY OF MAURY

**NOTICE OF AMENDMENT AND RELEASE OF LAND USE RESTRICTIONS FOR
BRITTON PROPERTY**

Notice is hereby given that pursuant to Tennessee Code Annotated section 68-212-225(e) and the original Notice of Land Use Restrictions recorded on September 24, 2007, with the Maury County, Tennessee Register of Deeds, Book R2007, Page 153 ("NLUR"), the NLUR is hereby amended as set forth herein as it applies to the Britton Property as defined below. Pursuant to Tennessee Code Annotated section 68-212-225(d), the register of deeds shall record this Notice of Amendment and Release of Land Use Restrictions ("Notice") and index it in the: (1) grantor index in the names of the owners of the land; and (2) grantee index under the name of the Commissioner of Tennessee Department of Environment and Conservation.

WITNESSETH:

WHEREAS, Ezra Britton and Amy Britton are the owners in fee simple of 52.24 acres of real property described in a deed of record with the Maury County, Tennessee Register of Deeds, Book R2638, Page 822, less and except the real properties referenced in Deed Book R2687, Page 478, Deed Book R2698, Page 429, Deed Book R2702, Page 1296, Deed Book R2716, Page 294, and Deed Book R2748, Page 780, and also identified as Map 063, Parcels 025.03 and 025.15, and as more particularly described in the legal description attached as **Exhibit A** and incorporated herein by reference ("Britton Property");

WHEREAS, the Britton Property is shown on a survey drawn by Azimuth Land Surveying (Tennessee Licensed Surveyor #2699), dated October 19, 2022, recorded with the Maury County Register of Deeds in Deed Book P23, Page 51, and attached hereto as **Exhibit B** and incorporated herein by reference; and

WHEREAS, the Britton Property was originally part of an approximately 5,438-acre parcel of real property conveyed to Solutia, Inc., a Delaware corporation, acquired by Special Warranty Deed dated September 1, 1997, from Monsanto Company, a Delaware corporation, of record in Book 1346 at page 70 in the Maury County, Tennessee Register of Deeds office ("Monsanto Property");

WHEREAS, the Tennessee Department of Environment and Conservation, on September 24, 2007, executed the NLUR as set forth above limiting the use of the Monsanto Property;

WHEREAS, Solutia, Inc., a Delaware corporation, then conveyed its interest in the Monsanto Property by Quitclaim Deed dated April 25, 2008, to Land South TN, LLC, a Tennessee limited liability company, of record in Book R2035 at page 367 in the Maury County, Tennessee Register of Deeds office;

WHEREAS, Land South TN, LLC, a Tennessee limited liability company, then conveyed portions of the Monsanto Property including the Britton Property by Special Warranty Deed dated March 6, 2009, to RLF Duck River, LLC, a Colorado limited liability company, of record in Book R2069 at page 1307 in the Maury County, Tennessee Register of Deeds office;

WHEREAS, Webb Engineering (James D. Webb), on March 6, 2009, recorded a survey plat describing real property including the Britton Property (then containing 5,129.25 acres per said survey) in Plat Book P18 at pages 241-242 in the Maury County, Tennessee Register of Deeds office ("RLF Duck Parcel");

WHEREAS, Christopher M. Vick, on November 28, 2018, re-platted a portion of the RLF Duck Parcel that was then recorded with the Maury County Register of Deeds in Deed Book P22, Page 177 (herein after referred to as the "Stephens Parcel")

WHEREAS, RLF Duck River, LLC, on June 3, 2020, conveyed the Stephens Parcel to Ezra Britton and wife Amy Britton, consisting of 124.57 acres of real property that was recorded with the Maury County Register of Deeds in Deed Book R2638, Page 822.

WHEREAS, Azimuth Land Surveying, on December 14, 2020, re-platted a portion of the Stephens Parcel that was then recorded with the Maury County Register of Deeds in Deed Book P22, Page 284.

WHEREAS, Ezra Britton and wife Amy Britton, subsequently conveyed a portion of the 124.57 acres in Deed Book R2687, Page 478, Deed Book R2698, Page 429, Deed Book R2702, Page 1296, Deed Book R2716, Page 294, and Deed Book R2748, Page 780. The remaining portion is 52.24 acres and generally located at 2338 Stephens Road, Columbia, TN identified as Parcel Nos., 063-25.03 and 063-25-15 (i.e. "Britton Property"). See Exhibit "B".

WHEREAS, the Commissioner has determined that the risk to human health or environment has been eliminated or reduced based upon the following: a Phase II soil investigation, *Soil and Groundwater Investigation Report for the Britton Lot 10 Site, Parcel Nos. 063 025.03 and 063 025.15* by Grow Environmental Solutions dated September 23, 2022, showed that no contamination is present, and, accordingly, less restrictive land use controls remain protective of human health and the environment;

WHEREAS, after public notice and an opportunity for public input, a notice of land use restrictions filed pursuant to this section may be made less stringent or canceled by

the Commissioner if the risk has been eliminated or reduced so that less restrictive land use controls are protective of human health and the environment;

WHEREAS, notice was sent via certified mail to all adjoining landowners and all local governments having jurisdiction over the Monsanto Property on January 25, 26, and March 21 and public notice published in the Main Street Maury Newspaper on February 1, 8, 15, 22;

WHEREAS, the Amendment and Termination Paragraph of the NLUR provides that the NLUR may be waived, amended, modified, or terminated at any time by the Commissioner of TDEC for cause;

NOW, THEREFORE, the NLUR is hereby amended as follows:

The Britton Property is hereby released of the restrictions in the NLUR. This release shall not apply to any other real property to which the NLUR applies, including without limitation the Monsanto Property. Except as expressly modified or amended herein, the provisions, conditions, and terms of the NLUR shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be
executed on this the 12 day of May, 2023.

ACKNOWLEDGED BY:

Ezra Britton
EZRA BRITTON

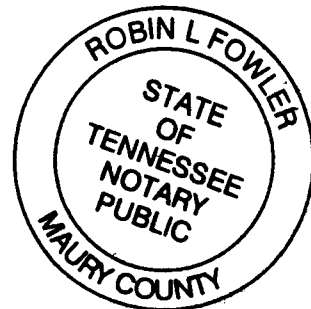
STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned Notary Public having authority
within the aforesaid State, Ezra Britton, with whom I am personally
acquainted (or proved to me on the basis of satisfactory evidence), and who
acknowledged that he/she executed the within instrument for the purposes therein
contained.

WITNESS my hand, at office, this 12th day of May, 2023

Robin L Fowler
Notary Public

My Commission Expires: June 23, 2026



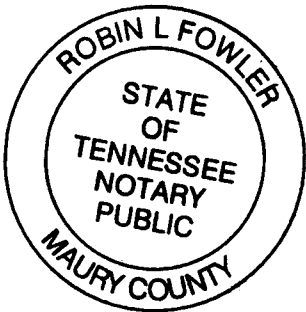
ACKNOWLEDGED BY:

Amy Britton
AMY BRITTON

STATE OF TENNESSEE
COUNTY OF *Maury*

Personally appeared before me, the undersigned Notary Public having authority within the aforesaid State, *Amy Britton*, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this *12th* day of *May*, 20*25*



[Signature]
Notary Public

My Commission Expires: *June 23, 2026*

APPROVED BY:

**Tennessee Department of Environment and
Conservation**

J. S. Sanders

James S. Sanders
Director, Division of Remediation

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public having authority within the aforesaid State, James S. Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of May, 2023.



J. Thompson
Notary Public

My Commission Expires: 1-4-2027

EXHIBIT A – LEGAL DESCRIPTION

2338 Stephens Rd Remainder-AKA Lots 10 & 11 Plat Book P23-Page 51

Being tracts of land lying in Maury County, Tennessee recorded as Record Book 2638, Page 177, Plat Book P22, Page 822 Lots 10 & 11, also shown on the survey of Cliff McGill RLS 2699 dated October 19th, 2022, and being more fully described to-wit:

Beginning at a 1/2 inch iron pipe found on the easterly right of way of Stephens Rd 25 feet from the centerline at the southwest corner of Benjamin Dubose recorded as Plat Book 21, Page 187, Record Book 2796, Page 340 in the Maury County Register of Deeds Office, the northwest corner of Lot 11 of Plat Book P23, Page 51; thence along Dubose's south line with a fence on the north side of the line, and an unimproved roadway on the south side of the line N 33°54'41" E 198.86' to a found 1/2" iron pipe; thence N 67°48'37" E 201.71' to a found 1/2" iron pipe; thence N 58°00'46" E 194.04' to a found 1/2" iron pipe; thence N 42°36'18" E 265.20' to a found 1/2" iron pipe; thence N 78°51'08" E 150.30' to a found 1/2" iron pipe; thence N 51°57'11" E 235.40' to a found 1/2" iron pipe; thence N 59°47'27" E 291.50' to a found 1/2" iron pipe; N 62°04'35" E 42.47' to a 1/2" iron rod with cap inscribed, " C MCGILL RLS 2699" set at the division line between Lots 11 & 10; thence continuing along the north line of Lot 10 N 62°04'35" E 118.30' feet to found 1/2" iron pipe; S 89°01'30" E 272.84' to a found 1/2" iron pipe; thence N 82°23'09" E 176.08' to a found 1/2" iron pipe; thence S 83°25'46" E 98.08' to a found 1/2" iron pipe; thence N 78°11'17" E 298.58' to a found 1/2" iron pipe; thence N 53°14'00" E 186.20' to a 1/2" iron rod with cap inscribed, " C MCGILL RLS 2699" set at the northeast corner of Lot 10 in Dubose's south line at the northwest corner of Thomas Lord et ux Heather recorded as Record Book 2835, Page 174, Plat Book 23, Page 107 Lot 7; thence along the west line of Lord S 10°12'51" W 930.60' to a 1/2" iron rod with cap inscribed, " C MCGILL RLS 2699" set at the northeast corner of the former Lot 8 in the line of Lord; thence continuing along Lord's line S 87°20'08" W 419.60' to a 1/2" iron rod with cap inscribed, " C MCGILL RLS 2699" set at the northwest corner of Lord, the northeast corner of Scott Forrest White et ux Ashley Herbert White, the northeast corner of Lot 9; thence along the northwesterly line of Lot 9 S 49°48'30" W 835.13' to a 1/2" iron rod with cap inscribed, " C MCGILL RLS 2699" set, passing another 1/2" iron rod with cap inscribed, " C MCGILL RLS 2699" set on line at 446.80'; thence S 05°17'54" E 202.89' to a 1/2" iron rod with cap inscribed, " C MCGILL RLS 2699" set on the right of way of Stephens Rd 25' feet from the centerline at the southwest corner of Lot 9; thence along the north right of way of Stephens Rd, the south line of Lot 10 the following 5 calls :

- 1) S 87°59'40" W 68.04'
- 2) S 81°30'34" W 134.58'
- 3) S 76°11'18" W 164.59'
- 4) S 82°48'38" W 106.53'
- 5) S 87°02'48" W 257.41'

to a 1/2" iron rod with cap inscribed, " C MCGILL RLS 2699" set on the right of way of Stephens Rd at the end of the division line between Lots 10 & 11; thence continuing along the north right of way of Stephens Rd with the south line of Lot 11 the following 9 calls:

Notice of Amendment and Release of Land Use Restrictions for:
Britton Portion of Site # 60-534

- 1) S 87°02'48" W 15.95'
- 2) S 86°16'24" W 178.58'
- 3) S 83°42'20" W 159.90'
- 4) N 83°42'20" W 82.82'
- 5) N 46°23'30" W 65.60'
- 6) N 16°15'40" W 89.38'
- 7) N 01°00'14" W 118.88'
- 8) N 11°29'55" E 392.45'
- 9) N 06°24'17" E 35.76'

to the Point of Beginning containing 52.24 acres per survey of Cliff McGill RLS 2699 dated October 19, 2022.

EXHIBIT B - SURVEY



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
Division of Remediation
William R. Snodgrass TN Tower
312 Rosa L. Parks Avenue, 14th Floor
Nashville, Tennessee 37243

May 18, 2023

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Re: Notice of Land Use Restriction Amendment
DoR Site ID 60563

Dear Mr. Britton:

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Thank you for your time and attention to this matter. Please let me know if you need anything else.

Sincerely,

Evan W. Spann
Deputy Director
Field Office Operations

cc: Nashville Field Office
Site File

BK/PG: R2921/439-449
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TRANSFER TAX	0.00
RECORDING FEE	55.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	57.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Notice of Amendment and Release of Land Use Restrictions for:
Britton Portion of Site # 60-534

This instrument prepared by:
Tennessee Department of Environment & Conservation
312 Rosa Parks Avenue
Nashville, Tennessee 37243

STATE OF TENNESSEE
COUNTY OF MAURY

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WHEREAS, the Britton Property is shown on a survey drawn by Azimuth Land Surveying (Tennessee Licensed Surveyor #2699), dated October 19, 2022, recorded with the Maury County Register of Deeds in Deed Book P23, Page 51, and attached hereto as **Exhibit B** and incorporated herein by reference; and

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WHEREAS, Webb Engineering (James D. Webb), on March 6, 2009, recorded a survey plat describing real property including the Britton Property (then containing 5,129.25 acres per said survey) in Plat Book P18 at pages 241-242 in the Maury County, Tennessee Register of Deeds office ("RLF Duck Parcel");

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WHEREAS, notice was sent via certified mail to all adjoining landowners and all local governments having jurisdiction over the Monsanto Property on January 25, 26, and March 21 and public notice published in the Main Street Maury Newspaper on February 1, 8, 15, 22;

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executed on this the 12 day of May, 2023.

ACKNOWLEDGED BY:

Ezra Britton
EZRA BRITTON

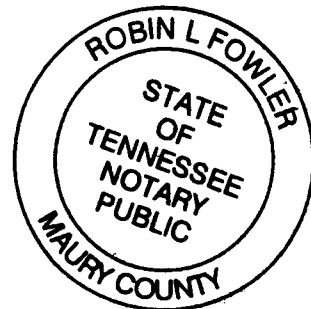
STATE OF TENNESSEE
COUNTY OF Maury

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acquainted (or proved to me on the basis of satisfactory evidence), and who
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WITNESS my hand, at office, this 12th day of May, 2023

Robin L Fowler
Notary Public

My Commission Expires: June 23, 2026



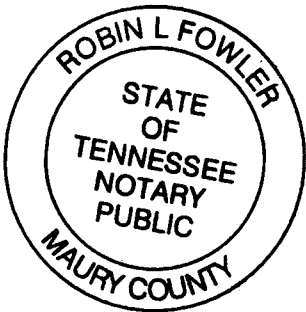
ACKNOWLEDGED BY:

Amy Britton
AMY BRITTON

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned Notary Public having authority within the aforesaid State, Amy Britton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of May, 2025



[Signature]
Notary Public

My Commission Expires: June 23, 2026

APPROVED BY:

**Tennessee Department of Environment and
Conservation**

J. S. Sanders

James S. Sanders
Director, Division of Remediation

STATE OF TENNESSEE
COUNTY OF Davidson

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Notary Public

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to the Point of Beginning containing 52.24 acres per survey of Cliff McGill RLS 2699 dated October 19, 2022.

EXHIBIT B - SURVEY

