22338
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 515704 **DEEDWARR**
11/13/2020 09:00:13 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00

20201113-0133885

WARRANTY DEED

Address New Owner(s):
The Donelson Land Trust
PO Box 2155
Mt. Juliet, TN 37122

Send Tax Bills to:
New Owner
PO Box 2155
Mt. Juliet, TN 37121

Map/Parcel: 09504005900 & 09504005700

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Mary Sue Crotzer, Trustee of the Mary Sue Crotzer Revocable Trust**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **THE DONELSON LAND TRUST dated October 30, 2020, Michael L. Woods and D. Mark Lineberry, Co-Trustees**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same property conveyed to Sue B. Crotzer by Quitclaim Deed from Crotzer & Finch, LLC, a Tennessee limited liability company, dated September 3, 2019, and recorded in Instrument No. 20191022-0108145, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mary Sue Crotzer, Trustee of the Mary Sue Crotzer Revocable Trust by Quitclaim Deed from Sue B. Crotzer, dated December 2, 2019, and recorded in Instrument No. 20200107-0002043, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2021 and subsequent years; Easement for 20 foot right-of-way across rear of premises reserved for an alley by agreement in Book 1781, page 274 and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 2611 and 2619 Lebanon Road, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) as on the date shown on the Notary forms.

Mary Sue Crotzer, Trustee

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Sue Crotzer, Trustee of the Mary Sue Crotzer Revocable Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of October, 2020.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

My Commission Expires:

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 850,000.00

Affiant

Subscribed and sworn to before me this 30th day of October, 2020.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

My Commission Expires:

Notary Public

EXHIBIT "A" **GF#: 22338**

Legal Description

TRACT 1:
LAND in the 15th Councilmanic District of Davidson County, Tennessee, being more particularly described as follows: BEGINNING at a punch hole in concrete at the intersection of the southerly right-of-way (70 feet wide) of Lebanon Road (State Project Number S.P.575F) with the westerly right-of-way (50 feet wide) of Graylynn Drive; thence, with said westerly right-of-way, South 00 degrees 40 minutes 44 seconds West 209.04 feet to an iron rod set; thence, with the northerly boundary line of Holy Rosary Catholic Church property recorded in Instrument No. 20050214-0016223 in the Register's Office for Davidson County, Tennessee, South 85 degrees 05 minutes 21 second West 49.33 feet to an iron rod set; thence, with the easterly boundary line of the Crowell Capital Partnership, GP recorded in Instrument No. 20161222-0134832 in said Register's Office, North 00 degrees 03 minutes 29 seconds East 214.28 feet to a punch hole in concrete on said southerly right-of-way of Lebanon Road; thence, with said right-of-way, South 88 degrees 51 minutes 01 second East 51.42 feet to the BEGINNING containing 0.24 acres +/- or 10,450 square feet as shown on survey prepared by J. Alan Cummings, TN No. 2351, Crawford & Cummings, P.C., 8161 Highway 100, Ste. 163, Nashville, TN 37221, dated September 30, 2020.

This is improved property known as 2619 Lebanon Road, Nashville, Tennessee 37214. (Map/Parcel: 09504005900)

TRACT 2:
LAND in the 15th Councilmanic District of Davidson County, Tennessee, being more particularly described as follows: BEGINNING a punch hole in concrete on the southerly right-of-way (70 feet wide) of Lebanon Road (State Project Number S.P.575F) at its intersection with the easterly boundary line of the Donald McCullars, etux property recorded in Deed Book 8959, page 192 in the Register's Office for Davidson County, Tennessee; thence, with said right-of-way North 87 degrees 20 minutes 42 seconds East 48.81 feet to a punch hole in concrete; thence, with the westerly boundary line of the Crowell Capital Partners, GP recorded in Instrument No. 20161222-0134832 in said Register's Office, South 01 degree 17 minutes 44 seconds East 223.15 feet to an iron rod set; thence, with the northerly boundary line of the Holy Rosary Catholic Church recorded in Instrument No. 20050214-0016223 in said Register's Office, South 85 degrees 05 minutes 21 seconds West 46.68 feet to an iron rod set; thence, with said McCullars' easterly boundary line, North 01 degree 51 minutes 29 seconds West 224.94 feet to the BEGINNING containing 0.25 acres, +/- or 16,680 square feet, as shown on survey prepared by J. Alan Cummings, TN No. 2351, Crawford & Cummings, P.C., 8161 Highway 100, Ste. 163, Nashville, TN 37221, dated September 30, 2020.

This is improved property known as 2611 Lebanon Road, Nashville, Tennessee 37214. (Map/Parcel: 09504005700