# SPECIAL WARRANTY DEED

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|---|---|
| Karen Johnson Davidson County<br>Batch# 544202 DEEDWARRSP<br>01/04/2021 08:45:30 AM 5 pgs<br>Fees: $28.00 Taxes: $1,850.00<br>20210104-0000100 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $500,000.00.<br><br>Terry E Wilkes<br>Affiant<br><br>Subscribed and sworn to before me, this the 28th day of December, 2020.<br><br>Linda B DeVault<br>Notary Public<br><br>My commission expires: 10-23-23 |

LINDA B. DEVAULT NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

**THIS INSTRUMENT PREPARED BY:**

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Cruzen Street Partners<br>2305 Cruzen Street<br>Nashville, TN 37211 | New Owner | 071-03-0-122.00<br>071-03-0-123.00<br>071-03-0-124.00 |

FOR AND IN CONSIDERATION of the sum of Five Hundred Thousand no/100 Dollars ($500,000.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Terry E. Wilkes and Janet Wilkes, each a resident of the State of Tennessee ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Cruzen Street Partners, a Tennessee general partnership ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property known as 118 Kingston Street, 116 Kingston Street, and 0 Kingston Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Each Grantor further covenants and binds himself and herself, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any persons claiming by, through, or under Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

*[signature page follows]*

**IN WITNESS WHEREOF**, the undersigned has executed this Special Warranty Deed effective as of the 28th day of December, 2020.

**SELLER:**

Terry E. Wilkes
TERRY E. WILKES

Janet Wilkes
JANET WILKES

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Terry E. Wilkes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Goodlettsville, Tennessee, this the 28th day of December, 2020.

Linda B. Devault
NOTARY PUBLIC

LINDA B. DEVAULT NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission Expires: 10-23-23

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Janet Wilkes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Goodlettsville, Tennessee, this the 28th day of December, 2020.

Linda B. Devault
NOTARY PUBLIC

LINDA B. DEVAULT NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission Expires: 10-23-23

**Exhibit A**

Legal Description

Tract 1 (118 Kingston St. 07103012200)
Land in the 12th Civil District of Davidson County, Tennessee and being the west 50 feet of Lot 150 in the J.R. Haynie's Oriental Plan which plan is of record in Book 161, page 26, Register's Office for said County, described as follows:

Said westerly 50 feet of Lot No. 150 fronts 50 feet on the south side of King Street and runs back between lines 140 feet to an alley.

Tract 2 (116 Kingston St. 07103012300)
Being Lot No. 149 in Haynie's Oriental Plan of record in Book 161, pages 26 and 27 Register's Office for said County.

Said Lot 149 fronts 100 feet on the southerly side of Kingston Street and runs back between parallel lines 140 feet to an alley.

Tract 3 (0 Kingston St. 07103012400)
Land in Davidson County, being Lot No. 148 in Haynie's Oriental Plan of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Terry E. Wilkes by Quitclaim Deed of record in Instrument No. 20170110-0002644 Register's Office for Davidson County, Tennessee.

**Exhibit B**

Permitted Exceptions

1. Taxes for the year 2020 and all subsequent years.

## Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood
*Signature*

State of Tennessee

County of Williamson

Personally appeared before me, Lisa Farris, a notary public for this county and state,
*Notary's Name*

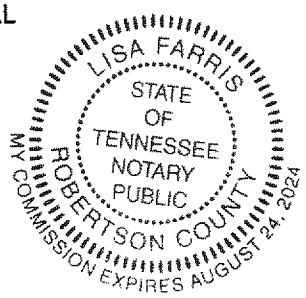
Heather Wood, who acknowledges that this certification of an electronic document is
*Signer's Name*

true and correct and whose signature I have witnessed.

Lisa Farris
*Notary's Signature*

MY COMMISSION EXPIRES: 08-24-2024

NOTARY'S SEAL




(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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