Karen Johnson Davidson County
Batch# 600499 DEEDWARRSP
03/25/2021 03:26:30 PM 6 pgs
Fees: $33.00 Taxes: $8,972.50
20210325-0039735

This Instrument Prepared By and Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

Special Warranty Deed

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO:**
H.G. Hill Realty Company, LLC 3011 Armory Drive, Suite 130 Nashville, TN 37204	H.G. Hill Realty Company, LLC 3011 Armory Drive, Suite 130 Nashville, TN 37204	08301029400

For good and valuable consideration received, **Peggy D. Mathes, Administrator Pendente Lite of the Estate of Robert Cole**, has bargained and sold, and by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being Docket No. 20P-1439 unto the Grantee, **H.G. Hill Realty Company, LLC, a Tennessee limited liability company**, its successors and assigns, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 and parts of Lots 1 & 3 of the Plan of Young Wilhoite's Subdivision, as of record in Plat Book 332, Page 108, at the Register's Office for Davidson County, Tennessee, and being part of Block A of the Plan of Blocks A, B & C of Young Wilhoite's Revised Plan of the Douglass Property, as of record in Plat Book 421, Page 20, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing pk nail at the intersection of the northerly right-of-way line of Greenwood Avenue and the easterly right-of-way line of Gallatin Avenue;

Thence leaving the northerly right-of-way line of Greenwood Avenue with the easterly right-of-way line of Gallatin Avenue, North 19 deg 27 min 04 sec East, 174 feet to an existing pk nail at the intersection with the southerly right-of-way line of Alley #1013;

Thence leaving the easterly right-of-way line of Gallatin Avenue with the southerly right-of-way line of Alley #1013, South 71 deg 27 min 50 sec East, 234.70 feet to an existing railroad spike, at a corner common with the property of Leroy Moore, as of record in Deed Book 9398, Page 877, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Alley #1013, with the westerly property line of Leroy Moore, South 20 deg 59 min 56 sec West, 173.98 feet to an existing pk nail in the northerly right-of-way line of Greenwood Avenue;

Thence, with the northerly right-of-way line of Greenwood Avenue, North 71 deg 30 min 16 sec West, 230.00 feet to the POINT OF BEGINNING. Containing 40,404 square feet or 0.928 acres more or less described according to the ALTA/NSPS Land Title Survey dated January 7, 2021, last revised February 25, 2021, prepared by Michael H. Charette, Tennessee No. 2048, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, Job No. 18217.

Being the same property conveyed to Robert G. Cole and wife, Letitia S. Cole, by Warranty Deed from the Krispy Kreme Doughnut Corporation filed for record on April 29, 1994 in Book 9328, Page 19, Register's Office for Davidson County, Tennessee. Letitia S. Cole having since died on November 10, 2010 leaving Robert G. Cole as the surviving tenant by the entirety. Robert G. Cole is one and the same as Robert Cole.

Being the same property conveyed to Robert Cole as Trustee of the Robert Cole Revocable Living Trust Agreement dated March 11, 2011 by Quitclaim Deed from Robert G. Cole filed for record on May 23, 2011 in Instrument No. 20110523-0039469, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brenda McClearen and James Hubbard, each as to a ½ interest, by Quitclaim Deed from Brenda McClearen as Successor Trustee of the Robert Cole Revocable Living Trust

Agreement filed for record on June 8, 2020 in Instrument No. 20200608-0058300, Register's Office for Davidson County, Tennessee.

Brenda McClearen and James Hubbard join in this instrument to convey any and all interest they may have in and to said property.

Harold C. Cole, Martha C. Sanford, Gary E. Russell and Richard D. Russell, the heirs at law of Robert Cole as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument No. 202103250039731, Instrument No. 202103250039732, Instrument No. 202103250039733 and Instrument No. 202103250039734, join in this instrument to convey any and all interest they may have in and to said property.

This conveyance is made pursuant to and accordance with that certain Order entered on March 5, 2021, in re: Estate of Robert Cole, Deceased, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, identified as Docket No. 20P-1439.

This conveyance is subject to:
• Property taxes for the year 2021.
• Easement for Right of Way filed for record in Book 1018, Page 308, Register's Office for Davidson County, Tennessee.

This is improved property known as 1201 Gallatin Avenue, Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator Pendente Lite of the Estate of Robert Cole, his heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 19th day of March, 2021.

Peggy D Mathes, Adm
Peggy D. Mathes, Administrator Pendente Lite

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of March, 2021, before me personally appeared, Peggy D. Mathes, Administrator Pendente Lite of the Estate of Robert Cole to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Robert Cole, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 19th day of March, 2021.

Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Brenda McClearen

Brenda McClearen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brenda McClearen**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of March, 2021.

Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

James Hubbard

James Hubbard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Hubbard**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of March, 2021.

Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Harold C. Cole

Harold C. Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Harold C. Cole**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of March, 2021.

Notary Public

My Commission Expires: 1/6/2025

JOHN M. MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Gary E. Russell

Gary E. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary E. Russell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of March, 2021.

Notary Public

My Commission Expires: 1/6/2025

JOHN M. MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Richard D. Russell

Richard D. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard D. Russell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of March, 2021.

Notary Public

My Commission Expires: 1/6/2025

JOHN M. MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Martha C. Sanford by Timothy Sanford, attorney-in-fact

Martha C. Sanford by Timothy Sanford, attorney-in-fact

STATE OF Indiana
COUNTY OF Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Timothy Sanford**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Martha C. Sanford, and who acknowledged he/she/they executed the same as the free act and deed of the said Martha C. Sanford.

Witness my hand and official seal, this the 16 of March, 2021.

Susan L Eads
Notary Public

NOTARY PUBLIC SEAL INDIANA

SUSAN L. EADS, Notary Public
Monroe County, State of Indiana
Commission Number NP0667343
My Commission Expires May 17, 2023

My Commission Expires: 05/17/2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,425,000.00

Affiant

Subscribed and sworn to before me this 19th day of March 2021.

Notary Public

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

True Copy Certification

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY