| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE, COUNTY OF DAVIDSON: |
|---|---|
| **Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215** | The actual consideration or value, whichever is greater, for this transfer is: $769,000.00.<br><br>Caroline Kerrins Rogers<br>Affiant<br><br>Subscribed and sworn to before me this 30th day of March, 2021.<br><br>Notary Public<br><br>My Commission Expires: 3/6/24 |
| **Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 36161-03-2021** | |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 603096 DEEDWARR
03/30/2021 03:09:05 PM 4 pgs
Fees: $23.00 Taxes: $2,845.30
20210330-0041893

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| 4404 Holdings LLC<br>407 32nd Avenue South<br>Nashville, TN 37212 | New Owner | Map and Parcel No.:<br>10406020900 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Caroline Kerrins Rogers and husband, Michael Hunter White, who joins in the execution of this instrument to convey any interest he may have in subject property by virtue of his marriage to the said Caroline Kerrins Rogers,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **4404 Holdings LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 407 32nd Avenue South, Nashville, TN 37212

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 30th day of March, 2021.

Caroline Kerrins Rogers

Michael Hunter White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Caroline Kerrins Rogers and Michael Hunter White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2021.

My Commission Expires: 3/6/24

Notary Public

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# EXHIBIT "A"

Land in Davidson County, Tennessee, being the North part of Lot Number 76 on the unrecorded Map of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described as follows:

Beginning at the Southwest intersection of Orient Circle, now 32nd Avenue, South and Marlborough Avenue, thence with the margin of said Orient Circle Southerly 59.2 feet, more or less, to a point; thence Westerly 151 feet more or less to a point in the East margin of an alley; thence with the margin of said alley, Northerly 34.1 feet to the South margin of Marlborough Avenue; thence with the margin of the same, Easterly 157.6 feet to the point of beginning. Included in the above description but expressly excluded herefrom is a small triangle conveyed to Douglas B. Chandler et ux, of record in Book 3068, Page 291, said Register's Office, described as follows:

Being part of Lot No. 76 on the Map of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to a copy of a survey made by George W. Watkins, Surveyor, March 12, 1960, as follows:

Beginning in the common line between property conveyed to Evans B. Hunt and wife by deed of record in Book 2339, page 322, Register's Office for said County, and property conveyed to Douglas B. Chandler and wife, by deed of record in Book 2449, page 31, said Register's Office, at a point 33.2 feet N. 45° 15' E of the rear corner common to both said properties, and running thence N 45° 15' E 65.4 feet, along said common line, to a point marked "center of driveway" on said survey; thence, S 57° W 53.4 feet to an iron pin; thence S 31° E 15.8 feet to the point of beginning, forming a triangle.

Excluded in the above description but included in the property is a small triangle conveyed to Evans B. Hunt et ux by deed from Douglas B. Chandler et ux, of record in Book 3068, page 289, said Register's Office, described as follows:

Land in Davidson County, Tennessee, being a small triangular parcel of land out of the northwesterly part of the southerly 29 feet front of Lot No. 76 on the Plan of R. W. Grizzard's Subdivision of part of the Bosley tract, unrecorded, and being better described according to a survey by George W. Watkins, Surveyor, dated March 14, 1960, as follows:

Beginning at an iron pin in the westerly margin of 32nd Avenue, South, formerly Orient Circle, said pin being located at a point, which is south 36° east 59.2 feet from the southerly margin of Marlborough Avenue with its intersection with 32nd Avenue, South; thence along the common boundary line of the property conveyed to Evans B. Hunt, of record in Book 2339, page 322, said Register's Office, southerly 52.4 feet to a point; thence from said point marked center of driveway, north 57° east 51.8 feet to an iron pin; thence with the margin of 32nd Avenue, South, 9.9 feet to the point of beginning.

TOGETHER WITH a Joint Driveway Agreement as more fully described in Book 3069, Page 217, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Caroline Kerrins Rogers, unmarried, by deed dated June 7, 2016 from Jeffrey R. Harwood, unmarried of record in Instrument No. 20160613-0059599, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by the Grantee. Map and Parcel No. 10406020900.
2. Easement contained in an Agreed Order of record in Book 10281, page 450, Register's Office for Davidson County, Tennessee.
3. Joint Driveway Agreement of record in Book 3069, page 217, Register's Office for Davidson County, Tennessee.