Karen Johnson Davidson County
Batch# 605763 DEEDWARR
04/01/2021 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,696.45
20210401-0043434

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 02/28/2024
(AFFIX SEAL)

LISA G. RODGES NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC Commercial, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Scott Commercial Properties, LLC | NEW OWNER | 026 01 0 008.00 |
| (NAME) 718 Thurrock Circle | (NAME) | |
| (ADDRESS) Brentwood, TN 37027 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Phyllis Fulton, Trustee of the Edward J. Hunter Testamentary Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Scott Commercial Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being more particularly described as follows:

Tract 1:

Beginning at a point on the northerly margin of East Street, common corner to Hunter; thence S. 88°15' E. 5.05 feet to a point; thence N. 6° 12' W. 54.7 feet to a point; thence 84° 14' W. 5' to Hunter's line; thence with Hunter's line S. 6° 12' E. 54.04 feet to the point of beginning.

Being the same property conveyed to Edward Hunter by Warranty Deed from H. R. Drake and E. H. Drake dated April 23, 1973 and filed of record in Book 4701, Page 915 in the Register's Office of Davidson County, Tennessee.

Tract 2:

Beginning a point in the intersection of Hudson Avenue and Highway 41E, running in a northerly direction 38 feet with margin of Highway 41E; having as its southern boundary Hudson Avenue with frontage of 105 feet thereon and running back and having as its northern line 105 feet back to a dead line and fronting 52 feet and 10 inches thereon.

Being the same property conveyed to Edward J. Hunter by Warranty Deed from Elaine Roscoe, H. Roscoe Drake, Frances F. Drake and E. H. Drake and wife Nelle P. Drake dated October 31, 1946 and filed of record in Book 1422, Page 439 in the Register's Office of Davidson County, Tennessee.

Edward J. Hunter also known as Edward Hunter died testate on November 5, 1987. The Last Will and Testament of Edward J. Hunter was duly admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division under Case No. 80942 and is filed of record in Will Book 161, Page 58 in the Clerk's office for said court. A copy of said Last Will and Testament is attached to that certain Affidavit of Inheritance filed of record in Instrument No. 20200206-0013994, in the Register's Office for Davidson County, Tennessee. According to said Last Will and Testament as recited in said Affidavit of Inheritance, the above-described property was devised to a testamentary trust to be titled as Phyllis Fulton, Trustee of Trust under the will of Edward J. Hunter.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 136 S. Main Street, Goodlettsville, TN 37072

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 the 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 land 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 our hands this 30th day of March, 2021

Edward J. Hunter Testamentary Trust

BY: Phyllis Fulton, Trustee

Phyllis Fulton, Trustee

STATE OF TN

COUNTY OF Robertson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Phyllis Fulton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Trustee of the Edward J. Hunter Testamentary Trust,the within named bargainor, and that she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of March, 2021.

Notary Public

My Commission Expires: 02/26/2024

(SEAL)

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**True Copy Certification**

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the origina document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY