ADDRESS NEW OWNER: Joseph Kent Carter, Trustee of The Integrity Properties Trust
dated December 9, 2016
P.O. Box 1955
Mt. Juliet, TN 37121

SEND TAX BILL TO: New Owner

Karen Johnson Davidson County
Batch# 616403 DEEDWARR
04/16/2021 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20210416-0051159

MAP-PARCEL NOS. 09504005500

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Tony Pearson, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Joseph Kent Carter, Trustee of The Integrity Properties Trust dated December 9, 2016** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being known as Lot No. 5 on the Map of Joel S. Boyd's Subdivision, not of record, as shown on plan made by John M. Sullivan, County Surveyor, April 4, 1949, and described according to said plan, as follows:

Beginning at a point in the center line of Lebanon Road at the common corner of Lots 5 and 6; thence with the center of said Road, South 81 degrees 32 minutes West, 52.3 feet to the corner of Lot No. 4, being the Northeast corner of the land conveyed to Charles L. Miller and wife, by deed of record in Book 1915, page 603, Register's Office; thence with the line between said lots, and along Miller's Easterly line, South 7 degrees 01 minutes East, 260.2 feet to a fence line in the South line of a 20 foot alley; thence with said fence, North 81 degrees 20 minutes East, 49.8 feet to the corner of Lots 5 and 6; thence with said fence, North 6 degrees 23 minutes West, 260.3 feet to the beginning.

Being the same property conveyed to Tony Pearson, unmarried, from Litsey Building Partners, a Tennessee general partnership, by Warranty Deed recorded on April 3, 2019, of record in Instrument No. 20190403-0030278, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2605 Lebanon Pike, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and paid for by the Grantor at closing.(2) Perpetual Easement for Private Alley or Road of record in Book 1781, Page 274; Book 2275, Page 235; and in Book 2275, Page 251, said Register's Office.(3) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4278, Page 85, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of April 2021.

Tony Pearson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Tony Pearson, unmarried** , with whom I am personally acquainted, or who 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 and official seal at office this 15th day of April 2021.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $900,000.00.

Affiant

Subscribed and sworn before me this 15th day of April 2021.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

File No. 2104-075

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022