Karen Johnson Davidson County
Batch# 632828 DEEDWARRSP
05/11/2021 07:49:30 AM 7 pgs
Fees: $38.00 Taxes: $14,800.00
20210511-0062855

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Sharondale Drive Partners, LLC c/o Michael A. Stewart 150 3rd Avenue South, Suite 2800 Nashville, Tennessee 37201	Same	104-14-0-018.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THE ESTATE OF EMOGENE LONG CHAFFIN (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to Brian Mobley and Michelle Mobley, as to a 43.92% undivided interest, and Sharondale Drive Partners, LLC, a Tennessee limited liability company, as to a 56.08% undivided interest, as tenants in common, and their successors and assigns (collectively, the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 2526 Sharondale Drive, Nashville, Tennessee.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 7th day of May, 2021.

THE ESTATE OF EMOGENE LONG CHAFFIN

By: Sue Wood, Executrix
Name: Sue Wood
Title: Executrix

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Sue Wood, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of The Estate of Emogene Long Chaffin, and is authorized by the Estate to execute this instrument on behalf of the Estate.

WITNESS my hand, at office, this 7th day of May, 2021.

Notary Public

My Commission Expires:

3/6/24

ROBERT A. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $4,000,000.00.

Sue Wood, Executrix

Sworn to and subscribed before me this 7th day of May, 2021.

Notary Public

My Commission Expires:

3/6/24

ROBERT A. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

TRACT NO. I: BEING PART OF LOT NO. 21 ON THE PLAN OF SHARONDALE, OF RECORD IN PLAT BOOK 332, PAGE 119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE IN THE EAST MARGIN OF SHARONDALE DRIVE AT THE NORTH-WEST CORNER OF THE PROPERTY CONVEYED TO MRS. W. H. WASHINGTON, BY DEED FROM MRS. S. S. ROCHE, OF RECORD IN BOOK 1195, PAGE 11, SAID REGISTER'S OFFICE; THENCE WITH SHARONDALE DRIVE NORTH 1 DEGREE 37 MINUTES EAST 177.5 FEET; THENCE NORTH 71 DEGREES 36 MINUTES EAST 149 FEET TO AN IRON STAKE; THENCE SOUTH 0 DEGREES 57 MINUTES WEST 151.55 FEET TO AN IRON STAKE; THENCE SOUTH 62 DEGREES 50 MINUTES WEST 161 FEET TO THE BEGINNING.

TRACT NO. II: BEING PART OF LOT NO. 3 ON THE PLAN OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES QUARRY LOT IN SHARONDALE SUBDIVISION, OF RECORD IN PLAT BOOK 421, PAGE 55, SAID REGISTER'S OFFICE, AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF SHARONDALE DRIVE AT AN IRON STAKE IN THE SOUTHWEST CORNER OF THE N. E. S. PROPERTY; THENCE NORTH 82 DEGREES 0 MINUTES EAST 399.83 FEET TO AN IRON STAKE, IN THE NORTH LINE OF LOT NO. 21 SHARONDALE SUBDIVISION; THENCE ALONG SAID LINE SOUTH 71 DEGREES 36 MINUTES WEST 420.64 FEET TO A POINT IN THE EAST MARGIN OF SHARONDALE DRIVE; THENCE ALONG SAID DRIVE, NORTH 1 DEGREE 36 MINUTES EAST 76.74 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED BY THE FOLLOWING, ALL OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE:

1. DEED TO STATE OF TENNESSEE, IN BOOK 4814, PAGE 302; AND

2. DEED TO STATE OF TENNESSEE, IN BOOK 6671 AND PAGE 793

BEING PART OF THE SAME PROPERTY CONVEYED TO PERRY M. CHAFFIN, JR. AND WIFE, JEAN LONG CHAFFIN BY DEED OF RECORD IN BOOK 4644, PAGE 528 AS RE-RECORDED IN BOOK 4746, PAGE 164, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID PERRY M. CHAFFIN HAVING PREDECEASED JEAN LONG CHAFFIN ALSO KNOWN AS EMOGENE LONG CHAFFIN AND THE SAID

EMOGENE LONG CHAFFIN DIED TESTATE ON JULY 14TH, 2020, AND PURSUANT TO THE LAST WILL AND TESTAMENT OF EMOGENE LONG CHAFFIN, OF RECORD IN CASE NO. 20P1241, IN THE CLERK'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, THE DEVISEES OF SAID ESTATE ARE GEORGE LONG AND WIFE, JEAN LONG; FREDA LONG; LISA DAWSON AND SUE WOOD.

EXHIBIT B

1. Taxes for the year 2021 and subsequent years, a lien, not yet due and payable.
2. All matters shown on plat(s) of record in Plat Book 332, Page 119 and Plat Book 421, Page 55, in the Register's Office of Davidson County, Tennessee.
3. Easement, by and between Hazel Hallum and City of Nashville, Tennessee, its servants, agents and/or contractors, of record in Book 3464, Page 314, in the Register's Office of Davidson County, Tennessee.
4. Quitclaim Deed of Easement, by and between Thomas W. Steele, Trustee and B. K. Wood and wife, Sue Carroll Wood, theirs heirs, of record in Book 3913, Page 574, in the Register's Office of Davidson County, Tennessee, as amended by Amendment to Easement, dated May 7, 2021 of record as Instrument 202105110062854 the Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Thomas W. Steele, Trustee and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 3947, Page 33, in the Register's Office of Davidson County, Tennessee.
6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Perry M. Chaffin, Jr. and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 4664, Page 794,in the Register's Office of Davidson County, Tennessee.
7. Deed of record in Book 4814, Page 302, in the Register's Office of Davidson County, Tennessee.
8. Deed of record in Book 6671, Page 793, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Denise Griffin, 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, Jodean M. King, a notary public for this county and state, Denise Griffin 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: 06/21/2021

Notary Seal:

