Karen Johnson Davidson County
Batch# 665140 DEEDWARR
06/25/2021 12:45:42 PM 3 pgs
Fees: $18.00 Taxes: $7,412.81
20210625-0086590

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1338

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Johnathan Crocker, Scott Knabe and Volunteer State Development, LLC, a Tennessee limited liability company, a 1/3 undivided interest each**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Fedoris, Trustee of the 777 Newberry Trust u/a/d June 15, 2021,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Brook Meade, Section VI of record in Plat Book 2331, Page (s) 3 and 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Diane Goodman Davich, married by Warranty deed from Marion Gardner Brooks, unmarried of record in Book 9406, page 634, Register's Office for Davidson County, Tennessee, dated July 06, 1994 and recorded on July 13, 1994.

Being the same property conveyed to Volunteer State Development LLC, a Tennessee limited liability company by Warranty deed from Diane Goodman Davich, married of record in Instrument No. 20200302-0023431 Register's Office for Davidson County, Tennessee, dated February 27, 2020 and recorded on March 02, 2020.

Being the same property conveyed to Johnathan Crocker and Scott Knabe and Volunteer State Development, LLC, a Tennessee limited liability company, a 1/3 undivided interest each by Quitclaim deed from Volunteer State Development LLC, a Tennessee limited liability company of record in Instrument No. 20200608-0058636 Register's Office for Davidson County, Tennessee, dated June 05, 2020 and recorded on June 08, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 777 Newberry Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Robert Fedoris, Trustee 777 Newberry Road Nashville, TN 37205	NEW OWNER	102-11-0-030.00

WITNESS THE EXECUTION HEREOF this 24th day of June, 2021.

Johnathan Crocker by Scott Knabe, Attorney in Fact

Johnathan Crocker by Scott Knabe, Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 24th day of June, 2021 before me personally appeared Scott Knabe, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Johnathan Crocker, acknowledged that such person executed the same as the free act and deed of Johnathan Crocker.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Scott Knabe

State of Tennessee)
County of Davidson)

On this 24th day of June, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Scott Knabe, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WITNESS THE EXECUTION HEREOF this 24th day of June, 2021.

Volunteer State Development, LLC, a Tennessee limited liability company

_____, Member
Christopher M. Rowe, member

State of Tennessee)
County of Davidson)

On this 24th day of June, 2021, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Christopher M. Rowe, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the sole member of the maker, Volunteer State Development, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Volunteer State Development, LLC, as sole member.

_____
Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,003,462.00.**

_____
Affiant

Sworn and subscribed before me on this the 24th day of June, 2021.

_____
Notary Public

My Commission Expires: 1/2/24

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY