This Instrument Prepared By:

Kelly L. Worman
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 681702 DEEDWARR
07/22/2021 11:36:30 AM 5 pgs
Fees: $28.00 Taxes: $6,012.50
20210722-0098536

Address New Owner as Follows:	*Send Tax Bills To*
5808 Charlotte Retail Partners, LLC 3705 Wimbledon Road Nashville, Tennessee 37215	5808 Charlotte Retail Partners, LLC 3705 Wimbledon Road Nashville, Tennessee 37215
Map & Parcel No.: 09114009000 & 09114025600	

GENERAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **TERRY L. PAGE** and **SEARCY B. PAGE, JR.** as Co-Personal Representatives of The Estate of Mary Maxine Page, probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket Number 20P2024, and as Co-Trustees of the Residuary Trust created under the probated Last Will and Testament of Mary Maxine Page ("**Grantors**") have bargained and sold, and hereby transfer and convey to **5808 CHARLOTTE RETAIL PARTNERS, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, certain improved real property located in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved real property located at 5806 & 5808 Charlotte Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,625,000.00.

Affiant

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 16 day of July, 2021.

Notary Public
My Commission Expires: 3/3/2025

Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, that they have good right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, subject to the matters set forth on Exhibit B.

Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever, subject to the matters set forth on Exhibit B.

Executed as of the 16 day of July, 2021.

GRANTORS:

Terry L. Page, Co-Personal Representative and Co-Trustee

Searcy B. Page, Jr., Co-Personal Representative and Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Terry L. Page and Searcy B. Page, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Personal Representatives of The Estate of Mary Maxine Page, probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket Number 20P2024, and as Co-Trustees of the Residuary Trust created under the probated Last Will and Testament of Mary Maxine Page (the "Grantors"), and are authorized to execute this instrument on behalf of the Grantors.

WITNESS my hand and seal at office this 16 day of July, 2021.

Notary Public

My Commission Expires: 3/3/2025

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

TRACT I:

PARCEL 1:

BEING LOT NO. 4 ON THE MAP OF WEST NASHVILLE HEIGHTS AS OF RECORD IN BOOK 332, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 4 FRONTS 50 FEET ON THE NORTHERLY SIDE OF CHARLOTTE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 170 FEET, MORE OR LESS, TO AN ALLEY.

PARCEL 2:

ALL THAT PORTION OF THE SOUTH 1/2 OF ALLEY NO. 1520 AS SAID ALLEY IS SHOWN ON THE PLAN OF WEST NASHVILLE HEIGHTS OF RECORD IN PLAT BOOK 332, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, LYING BETWEEN THE DIRECT EXTENSIONS NORTH OF THE EASTERN AND WESTERN LINES OF THE PARCEL OF LAND DESCRIBED AS PARCEL 1 AND PARCEL 2 HEREIN. BEING PROPERTY FORMERLY AN ALLEY CLOSED BY METRO ORDINANCE NO. 67 102 ADJACENT TO THE PROPERTY ACQUIRED BY MARY MAXINE PAGE BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 202008030084996, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II:

PARCEL 1:

BEING LOTS NO. 5 AND 6 ON THE MAP OF WEST NASHVILLE HEIGHTS, AS OF RECORD IN BOOK 332, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS NOS. 5 AND 6 FRONT TOGETHER 100 FEET ON THE NORTHERLY SIDE OF CHARLOTTE AVENUE AND RUN BACK BETWEEN PARALLEL LINES 170 FEET, MORE OR LESS, TO AN ALLEY.

PARCEL 2:

ALL THAT PORTION OF THE SOUTH 1/2 OF ALLEY NO. 1520 AS SAID ALLEY IS SHOWN ON THE PLAN OF WEST NASHVILLE HEIGHTS OF RECORD IN PLAT BOOK 332, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, LYING BETWEEN THE DIRECT EXTENSIONS NORTH OF THE EASTERN AND WESTERN LINES OF THE PARCEL OF LAND DESCRIBED AS PARCEL 1 AND PARCEL 2 HEREIN. BEING PROPERTY FORMERLY AN ALLEY CLOSED BY METRO ORDINANCE NO. 67 102 ADJACENT TO THE PROPERTY ACQUIRED BY MARY MAXINE PAGE BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 202008030084996, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING PART OF THE SAME PROPERTY CONVEYED TO MARY MAXINE PAGE BY QUITCLAIM DEED FROM RESIDUARY TRUST U/W OF SEARCY B. PAGE, TERRY L. PAGE AND S. BATTLE PAGE CO-TRUSTEES OF RECORD IN INSTRUMENT NO. 202008030084996, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Plat Book 332, Page 127, in the Register's Office of Davidson County, Tennessee.

3. Easements retained in Metropolitan Government of Nashville and Davidson County in Ordinance No. 67-102, not of record in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Matt Foster, 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 on 07/16/2021.

Signature

Date: 07/19/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jennifer DiPerna, a notary public for this county and state, Matt Foster 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: 01/08/2024
Notary Seal

