WARRANTY DEED

Karen Johnson Davidson County
Batch# 711346 DEEDWARR
09/08/2021 10:46:57 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50

20210908-0120156

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-BP-21-901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1,250,000.00~~ $975,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Trady LLC	**New Owmer**	
(NAME)	(NAME)	**025-00-0-070.00** **025-00-0-070.01**
901 Dickerson Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES H. BLOCKER AND NANCY B. EGAN AND MELISSA L. MATSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRADY LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I:
Land in the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 1, Goodlettsville Heights, not of record and described as follows:

Beginning in the center line of Old Dickerson Road or Pike, at the Northwest corner of part of Lot No. 1 conveyed to Paul M. Finholt and wife, by deed of record in Book 3282, page 148, Register's Office for said County; thence with Finholt's West line and his West line extended South 13 degrees 25 minutes West 246.8 feet to an iron pin; thence Westerly 25 feet to an iron pin; thence, North 13 degrees 25 minutes East 236.5 feet to an iron spike in the center of Old Dickerson Pike; thence with the center of said Pike, North 80 degrees 30 minutes East 27 feet to the point of beginning.

Tract II:
Land in the 10th Civil District, formerly the 20th, of Davidson County, Tennessee, being a part of Lot No. 1 on the Map of Goodlettsville Heights, not of record, and described according to a copy of a survey thereof made by George W. Watkins, Surveyor, dated September 15, 1961, as follows:

Beginning at a point in the West line of New Dickerson Pike or State Highway No. 11 at the intersection of the center line of Old Dickerson Road; thence with the West margin of New Dickerson Pike or State Highway No. 11, South 19 degrees West 640 feet to an iron pin; thence leaving said Pike or Highway, North 51 degrees 15 minutes West 385.3 feet to an iron pin in the East margin of a 50-foot private roadway; thence with the margin of said private roadway, North 13 degrees 25 minutes East 196.8 feet to a railroad spike in the center line of Old Dickerson Road; thence with the center of same, North 80 degrees 30 minutes East 351 feet; North 58 degrees East 99 feet; North 30 degrees East 76 feet to the point of beginning, containing 3.088 acres more or less.

Tract III:
Land in the 10th Civil District of Dav dson County, Tennessee, being part of Lot No. 1 on the Map of Goodlettsville Heights, not of record, and described as follows:

Beginning at the Southwest corner of the property conveyed to Paul M. Finholt and wife, by deed of record in Book 3283, page 148, Register's Office for said County; thence South 13 degrees 25 minutes West 50 feet to an iron pin; thence Easterly 111.8 feet to an iron pin in Finholt's Southerly boundary line; thence with his South boundary line, North 51 degrees 15 minutes West 122.4 feet to the point of beginning.

Tract IV:
Beginning at an iron rod Situated in the Southerly margin of Old Dickerson Pike, said point being the Northwest corner of the Paul M. and Judy T. Finholt property of record in Book 8394, page 10, Register's Office of Davidson County, Tennessee. Thence, leaving said road South 13 degrees 40 minutes 14 seconds

West a distance of 190.46 feet to an iron rod. Thence, North 74 degrees 73 minutes 53 seconds West, a distance of 15.72 feet to an iron rod. Thence, North 14 degrees 26 minutes 11 seconds East a distance of 179.25 feet to an iron rod situated in the Westerly margin of Old Dickerson Pike. Thence, along said road, North 79 degrees 29 minutes 22 seconds East a distance of 25.55 feet to the point of beginning and containing 4,524.00 square feet or .0104 acres of land, more or less.

Being the same property conveyed to Paul M. Finholt and wife Judy T. Finholt, by Trustee's Deed and Bill of Sale from Jagubhai Patel and wife, Premila J. Patel, and Suresh G. Patel and wife, Manjula S. Patel, by Trustee of record in Book 8394, Page 10, Register's Office for Davidson County, Tennessee, dated July 08, 1991 and recorded on July 09, 1991.

Being the same property conveyed to Kirby Clifton by Deed from Tom Carver of record in Book 8875, Page 601, Register's Office for Davidson County, Tennessee, dated September 08, 1988 and recorded on March 01, 1993. As to Parcel 025-00-0-070.01.

Being the same property conveyed to Kirby Clifton, Jr. and Mary Pauline Clifton, Trustees of the Clifton Family Revocable Living Trust Agreement dated August 22, 1995 by Quitclaim Deed from Kirby Clifton of record in Book 9770, Page 698, Register's Office for Davidson County, Tennessee, dated August 22, 1995 and recorded on August 23, 1995. As to Parcel 025-00-0-070.01.

Being the same property conveyed to Paul M. Finholt and wife, Judy T. Finholt, by Quitclaim Deed from Kirby Clifton and wife, Mary Pauline Clifton (by and through Kirby Clifton, Jr. Attorney in Fact), Trustees, of record in Instrument No. 20010710-0073475, Register's Office for Davidson County, Tennessee, dated July 10, 2001 and recorded on July 10, 2001. As to Parcel 025-00-0-070.01.

Said Paul M. Finholt became deceased on June 29, 2013, vesting Judy T. Finholt as surviving tenant. Said Judy T. Finholt became deceased on January 04, 2021, survived by her children, Nancy Wynn Egan, Melissa Lee Matson and James Howard Blocker. Affidavit of Heirship of record in Instrument No. 20210205-0016614, said register's office- Affiant is Tiffanie Townsend.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Agreement for Dedication of Easement for Public Utility and Drainage Easement of record in Instrument Number 200209100109687, in the Register's Office for Davidson County, Tennessee.
- Out-Conveyances of record in Book 11514, Page 788 and Instrument No. 201008300068380, in the Register's Office for Davidson County, Tennessee.
- Subject to Roadway Right-of-Way for Old Dickerson Pike and South Dickerson Road.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **901 & 710 Dickerson Road, Goodlettsville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 30th DAY OF AUGUST, 2021.

James H. Blocker

Nancy B. Egan by James Howard Blocker, Attorney-In-Fact

Melissa L. Matson by James Howard Blocker, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES HOWARD BLOCKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NANCY B. EGAN AND MELISSA L. MATSON, and who acknowledged he/she/they executed the same as the free act and deed of the said NANCY B. EGAN AND MELISSA L. MATSON.

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

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/6/24
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES H. BLOCKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/6/24
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212