PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

Karen Johnson Davidson County
Batch# 764404 DEEDWARR
12/01/2021 12:19:40 PM 3 pgs
Fees: $18.00 Taxes: $10,212.00

20211201-0158778

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,760,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of November, 2021.

Notary Public

My commission expires: 3/28/22

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company – File 21-000458-528
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Cheston Holdings, LLC		**144-00-0-043.00**
5806 Hillsboro Pike	New Owner	
Nashville, TN 37215-4602		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Robert E. Hull, Trustee of the Jean F. Maddox Living Trust, established by the Revocable Trust Agreement of Jean F. Maddox dated June 10, 2009, as amended and restated on April 6, 2016

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Cheston Holdings, LLC, a Tennessee limited liability company

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING part of Lot No. 3 on the Plan of the Thomas Garrett Lands, as of record in Will Book 10, Page 3, County Court for said County and described according to a survey made by Barry Greer and Associates, Land Surveyors, dated October 26, 1979, as follows:

BEGINNING at an iron stake at the Southeast corner of the property conveyed to Roger B, Burrus and wife, Mary Joyce N. Burrus, and being a point 309.60 feet from the Easterly margin of Hillsboro Road; thence South 72 degrees 14 minutes East 354.37 feet to an iron stake; thence South 83 degrees 06 minutes East 442.30 feet to an iron stake; thence North 04 degrees 45 minutes East 288.87 feet to an iron stake; thence North 85 degrees 00 minutes West 300.01 feet to an iron stake; thence North 10 degrees 40 minutes West 141.08 feet to an iron stake; thence North 61 degrees 32 minutes West 169.78 feet to an iron stake; thence South 64 degrees 21 minutes West 236.79 feet to an iron stake; thence

South 22 degrees 41 minutes West 292.50 feet to an iron stake, being the point of beginning and containing 5.94 acres, more or less.
Together with an easement 10 feet wide along the Southerly line of a tract, 3 acres being conveyed to Roger B. Burrus and wife; and together with an access way of road, 40 feet wide crossing through said 3 acre tract, as shown on said survey.

Said 40 foot access way is described as beginning on the Easterly margin of Hillsboro Road, at the Southwest corner of the Eugene Lewis Frazier property; thence along the Easterly margin of said road, 43.5 feet to an iron pin; thence North 84 degrees 08 minutes East 204.8 feet to a point; thence around a curve, 50 feet, more or less, to a point; thence in a Southeasterly direction 108 feet to a point, being a point in the Southeasterly margin of said 3.0 acre tract, and being a point 153.2 feet from the Northeasterly corner of said 3.0 acre tract; thence along said Southeasterly margin of South 64 degrees 40 minutes West 45.3 feet to a point; thence leaving said Southeasterly margin, Northwesterly along a line parallel to the Southerly line 40-foot access way to point in the Northerly margin of said 3.0 acre tract, and thence along the Northerly margin of said Tract, South 84 degrees 8 minutes West to the point of beginning.

Being the same property conveyed to Jean F. Maddox, Trustee of the Jean F. Maddox Living Trust, Established by the Revocable Trust Agreement of Jean F. Maddox, dated June 10, 2009 by Quitclaim Deed from James N. Maddox and wife, Jean F. Maddox of record as Instrument No. 20120419-0033698, Register's Office for Davidson County, Tennessee.

This is improved property known as **5806 Hillsboro Pike, Nashville, TN 37215-4602.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, their successors 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.

[*signature to follow on next page*]

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23 day of November, 2021.

The Jean F. Maddox Living Trust, established by the Revocable Trust Agreement of Jean F. Maddox dated June 10, 2009, as amended and restated on April 6, 2016

Robert E. Hull, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robert E. Hull, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Trustee of the Jean F. Maddox Living Trust, established by the Revocable Trust Agreement of Jean F. Maddox dated June 10, 2009, as amended and restated on April 6, 2016, and that as Trustee he is authorized by the Trust to execute the within instrument as its Trustee and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of November, 2021.

Notary Public
My Commission Expires: 12/12/23

