WARRANTY DEED

Karen Johnson Davidson County
Batch# 766573 **DEEDWARR**
12/03/2021 09:46:00 AM 5 pgs
Fees: $28.00 Taxes: $5,890.40

20211203-0160394

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,592,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November 2021.

Notary Public

MY COMMISSION EXPIRES: 5/9/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elberta Express, Inc., a Tennessee corporation	New Owner	142-14-0C-022.00 142-14-0C-007.00
(NAME) c/o Alden Horton III 2006 Ridley Blvd	(NAME)	142-14-0C-001.00 142-14-0C-002.00
(ADDRESS) Nashville, TN 37203	(ADDRESS)	142-14-0C-008.00 142-14-0C-082.00 142-14-0C-083.00 142-14-0C-055.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **David Childers, married James Thorpe, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Elberta Express, Inc., a Tennessee corporation,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as

717 McPherson Drive, Nashville, TN 37221
602 McPherson Drive, Nashville, TN 37221
705 McPherson Drive, Nashville, TN 37221
707 McPherson Drive, Nashville, TN 37221
713 McPherson Drive, Nashville, TN 37221
720 McPherson Drive, Nashville, TN 37221
722 McPherson Drive, Nashville, TN 37221
756 McPherson Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 22 day of November 2021.

David Childers

James Thorpe by David Childers, his attorney in fact

State of Tennessee
County of Davidson

Personally appeared before me David Childers, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22 day of NOV, 2021.

Notary Public
My Commission Expires: 9-14-23

State of Tennessee

County of Davidson

On this the 22 day of November 2021, before me personally appeared David Childers, 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 James Thorpe, and who acknowledged that he executed same as the free act and deed of the said James Thorpe, by virtue of that Specific Power of Attorney, duly executed by the said James Thorpe duly recorded in the Register's Offices for Davidson, County, Tennessee.

Witness my hand and official seat at Nashville, TN, this 22 day of NOV, 2021

(seal)

Notary Public

9-16-23

Commission Expiration

File No.: 202108069

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: HK-21-McPherson

EXHIBIT "A"
LEGAL DESCRIPTION

PROPERTY 1 – 717 McPherson Drive Nashville, TN 37221
Land in Davidson County, Tennessee, being Unit Number 8A, on the plan of MCPHERSON PLACE TOWNHOMES, as shown on the Collective Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20060601-0064701, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to James Thorpe and David Childers from Steve Chassion, by Deed of Correction, of record in Instrument Number 20070516-0058466, Register's Office for Davidson County, Tennessee.

PROPERTY 2 – 602 McPherson Drive Nashville, TN 37221

Land in Davidson County, Tennessee, being Unit Number 3A, on the plan of MCPHERSON PLACE TOWNHOMES, as shown on the Collective Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20060601-0064701, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to James Thorpe from Thorpe, James and Childers, David by Quitclaim Deed on December 28, 2012, of record in Instrument Number 20121231-0120857, Register's Office for Davidson County, Tennessee.

PROPERTY 3 – 705 McPherson Drive Nashville, TN 37221

Land in Davidson County, Tennessee, being Unit Number 1A, on the plan of MCPHERSON PLACE TOWNHOMES, as shown on the Collective Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20060601-0064701, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to David Childers from Thorpe, James and Childers, David by Quitclaim Deed on December 28, 2012, of record in Instrument Number 20121231-0120860, Register's Office for Davidson County, Tennessee.

PROPERTY 4 – 707 McPherson Drive Nashville, TN 37221

Land in Davidson County, Tennessee, being Unit Number 1B, on the plan of MCPHERSON PLACE TOWNHOMES, as shown on the Collective Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20060601-0064701, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to James Thorpe from Thorpe, James and Childers, David by Quitclaim Deed

on December 28, 2012, of record in Instrument Number 20121231-0120861, Register's Office for Davidson County, Tennessee.

PROPERTY 5 – 713 McPherson Drive Nashville, TN 37221

Land in Davidson County, Tennessee, being Unit Number 3B, on the plan of MCPHERSON PLACE TOWNHOMES, as shown on the Collective Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20060601-0064701, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to David Childers from Thorpe, James and Childers, David by Quitclaim Deed on December 28, 2012, of record in Instrument Number 20121231-0120856, Register's Office for Davidson County, Tennessee.

PROPERTY 6 – 720 McPherson Drive Nashville, TN 37221

Land in Davidson County, Tennessee, being Unit Number 28A, on the plan of MCPHERSON PLACE TOWNHOMES, as shown on the Collective Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20060601-0064701, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to James Thorpe from Thorpe, James and Childers, David by Quitclaim Deed on December 28, 2012, of record in Instrument Number 20121231-0120859, Register's Office for Davidson County, Tennessee.

PROPERTY 7 – 722 McPherson Drive Nashville, TN 37221

Land in Davidson County, Tennessee, being Unit Number 28B, on the plan of MCPHERSON PLACE TOWNHOMES, as shown on the Collective Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20060601-0064701, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to David Childers from Thorpe, James and Childers, David by Quitclaim Deed on December 28, 2012, of record in Instrument Number 20121231-0120858, Register's Office for Davidson County, Tennessee.

PROPERTY 8 – 756 McPherson Drive Nashville, TN 37221

Land in Davidson County, Tennessee, being Unit Number 19A, on the plan of MCPHERSON PLACE TOWNHOMES, as shown on the Collective Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20060601-0064701, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to James Thorpe and David Childers from Steve Chassion, by Deed of Correction, of record in Instrument Number 20070516-0058466, Register's Office for Davidson County, Tennessee.