This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Robert Eugene Edmondson, Executor of the Estate of Roger C. Brown

TO: MC Creative, LLC
612 Treeline Ct
Nashville, TN 37221

MAP & PARCEL:
155-00-0-006.00

SEND TAX BILLS TO: SAME

Karen Johnson Davidson County
Batch# 767796 DEEDWARR
12/06/2021 10:34:34 AM 2 pgs
Fees: $13.00 Taxes: $739.63
20211206-0161236

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Robert Eugene Edmondson, Executor of the Estate of Roger C. Brown (Roger C. Brown a.k.a. Rod Brown), Grantor herein. have bargained and sold and by these presents do convey unto MC Creative, LLC, a Tennessee Limited Liability Company, Grantee herein, its successors and assigns, the following described property:

Lying and being in the Ninth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod pin on the West margin fo McCrory Lane (25 feet from the center) located North 21 degrees 56 minutes 4 seconds West 1101.96 feet from the centerline intersection of McCrory Land and Russell Road and the Northeast corner of Noel B. Tulipan (ref. Deed Book 6606, Page 936 in the Register's Office of Davidson County, Tennessee); thence leaving McCrory Lane and with Tulipan's North line, South 82 degrees 00 minutes 00 seconds West passing a concrete post at 22.87 feet, in all 592.40 feet in all existing concrete post, Tulipan's Northwest corner; thence leaving Tulipan and with four new lines: South 59 degrees 40 minutes 35 seconds West 200.88 feet to an iron pin; thence North 14 degrees 10 minutes 09 seconds West 448.96 feet to an iron pin set; thence South 83 degrees 20 minutes 52 seconds East 681.30 feet to an iron pin set in a fence; thence North 88 degrees 44 minutes 45 seconds East 159.53 feet to an iron pin set on the West margin of McCrory Lane; thence with the West margin of McCrory Lane, South 11 degrees 04 minutes 04 seconds East 69.62 feet to an iron pin set; thence with a curve to the right having the following characteristics: Delta = 00 degrees 42 minutes 47 seconds; Radius = 8806.55 feet; Arc = 109.59 feet; Tangent = 54.80 feet; Chord = South 10 degrees 42 minutes 40 seconds East 109.59 feet, to the point of beginning, and containing 5.00 acres, more or less, according to a survey by Randolph L. Chapdelaine, RLS #1444, 7111-B Sweetgum Road, Fairview, Tennessee 37062 and dated September 10, 1998.

BEING the same property conveyed to Rod Brown from Jim Gunter, as to an undivided one-half interest, by Warranty Deed dated 4/26/2005 and recorded 4/28/2005 of record as Instrument No. 20050428-0047188, Register's Office of Davidson County, Tennessee.

Property previously conveyed to Rod Brown and Jim Gunter, as tenants in common, from Anna K. Presley, unmarried, by Warranty Deed dated 9/16/2004 and recorded 9/21/2004 of record as Instrument No. 20040921-0113483, said Register's Office.

Rod Brown and Grantee entered into a contract for the sale of the above-described property; prior to the closing date contemplated, Rod Brown (aka Roger C. Brown) died July 27th, 2021. His Last Will & Testament further directed his executor to sell his real property, said Will being of record at Instrument No. 20211206-0161236, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2021 Davidson County property taxes which have been prorated and payment of which is assumed by grantee herein. This conveyance is also subject to Easement(s) as set out in Deed of record to Noel B. Tulipan and wife, Donna S. Hummell, from Christine H. Presley of record as Instrument No. 20000331-0032200, Register's Office of Davidson County, Tennessee; Electrical Permit granted by Metropolitan Government of Nashville and Davidson County to Christyne H. Presley and L. X. Presley of record in Book 7793, page 155, said Register's Office; and all other matters of record.

This is unimproved property known as 8519 McCrory Lane, Nashville, TN 37221 and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, its successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 30th day of November, 2021.

Robert E Edmondson, Executor
Robert Eugene Edmondson
Executor of the Estate of Roger C. Brown

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robert Eugene Edmondson, Executor of the Estate of Roger C. Brown, 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 executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 30th day of November, 2021.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/26/25

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $199,900.00.

Affiant

SWORN to and subscribed before me,

this the 2nd day of December, 2021.

NOTARY PUBLIC

JAMIE A. FOLK STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My commission expires: 8-23-2022