THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736288

Karen Johnson Davidson County
Batch# 769352 DEEDWARR
12/07/2021 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,686.20
20211207-0162172

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Rutherford)

The actual consideration or value, whichever is greater, for this transfer is: $726,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of December, 2021.

Notary Public
My Commission Expires: 03/15/2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
CS Holdings 2, LLC 2909 Compton Road Nashville TN 37215	New Owner	Tax Parcel ID No. 117-02-0-006.00

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 of which is hereby acknowledged, **Robert Walsh, Executor of the Estate of William A. Shutt, III** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CS Holdings 2, LLC**, ("Grantee"), successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, being Lot No. 15, Block No. 1 on the Plan of Stokes Tract, as of record in Book 974, Page 24, in the Register's Office of Davidson County, Tennessee, as follows:

Said lot fronts 85 feet on the Easterly side of Compton Road, 220 feet on the Northerly side, 216.4 feet on the Southerly side and measures 85 feet in the rear.

Being the same property conveyed to W.A. SHUTT, JR. AND WIFE, DOROTHY LORAINE SHUTT, by deed from J.W. PARMAN, of record in Book 1049, page 87, dated September 11, 1937, said Register's Office.

W. A. SHUTT, JR. died on or about March 31, 1982, leaving DOROTHY LORAINE SHUTT as the surviving tenant by the entirety.

DOROTHY LORAINE SHUTT died on or about October 23, 1989. Her Last Will and Testament, being filed in the Probate Court for Metropolitan Nashville and Davidson County, at Nashville, Tennessee, under Case No. 93680, devised the subject property to her son, WILLIAM ANDREW SHUTT, III.

WILLIAM ANDREW SHUTT, III died on or about July 21, 2020. His Last Will and Testament, filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 20P1397, devised a Life Estate to his wife, Edith L. Shutt, who died on or about July 4, 2021, and his will further directed the subject property be administered as part of his estate, under the control of his Executor, ROBERT WALSH.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 117-02-0-006.00.

Matters shown on the Plan of record in Plat Book 974, page 24, said Register's Office.

This is improved property located at 2909 Compton Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of December, 2021.

The Estate of William A. Shutt, III

By: Robert Walsh, Executor

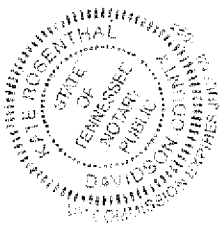
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Walsh with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of William A. Shutt, III, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of December, 2021.

Notary Public

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, Sarah Ames, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 1, 2021.

Signature
Date: December 1, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 1st day of December, 2021 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD