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

CRT File No. 211138600

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $5,250,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of December, 2021.

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 774110 DEEDWARR
12/15/2021 11:11:04 AM 2 pgs
Fees: $13.00 Taxes: $19,425.00

20211215-0165606

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
5879 Fredericksburg Drive Trust 5879 Fredericksburg Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 145 06 0 001.00

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, **Fredericksburg Holdings, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Talbott P. Ottinger, Trustee of The 5879 Fredericksburg Drive Trust dated December 1, 2021**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Laurel Ridge, Section Two, of record in Book 3600, Page 8, Register's Office for said County.

Said Lot No. 13 fronts 199.6 feet on the Northerly side of Fredericksburg Drive and extends back 351 feet on the Easterly line and 385.9 feet on the Westerly line to a dead line, measuring 175.2 feet thereon, containing 1.56 acres, more or less.

Being the same property conveyed to Fredericksburg Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from H. Calister Turner, III and wife, Jennifer Turner, of record in Instrument No. 20190805-0077323, in the Register's Office of Davidson County, Tennessee, dated August 01, 2019 and recorded on August 05, 2019.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Laurel Ridge, Section Two, as recorded in Plat Book 3600, Page(s) 8.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3644, Page 177.

Easement for Sewage Pumps, Service Lines, Ingress/Egress Purposes & Appurtenances, recorded in Book 8037, Page 180 and Instrument No. 20060918-0115136.

This is improved property located at 5879 Fredericksburg Drive 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 13th day of December, 2021.

Fredericksburg Holdings LLC

BY: William T. Mays
William T. Mays, Manager

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William T. Mays, with whom I am personally acquainted, and who acknowledged themselves to be manager of Fredericksburg Holdings, LLC, a Tennessee Limited Liability Company, the within named bargainer, and that they as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Manager.

Witness my hand, at office, this ~~13th~~ 10th day of December, 2021.

Notary Public
My Commission Expires: _____

STEWART G AUSTIN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 09-07-2022