Karen Johnson Davidson County
Batch# 781537 DEEDWARR
12/29/2021 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20211229-0171380

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
The Kings Hill, a Tennessee non-profit Corporation
3217 Alpine Park Boulevard
Nashville, Tennessee 37218

SEND TAX BILL TO:
~~Owner~~ Mortgagee

MORTGAGEE:
The Kings Hill
908 Stockell Street
Nashville, TN 37204

MAP 070-05
GROUP
PARCELS 51.00,
52.00 & 53.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, ,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **The Kings Hill, a Tennessee non-profit Corporation**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Being the same property conveyed to Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company by deed dated August 10, 2021 from Alex Hollis of record in Instrument no. 20210914-0123016, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is **improved** property known as **3217 Alpine Park Boulevard, Nashville, Tennessee 37218.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, Grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same

is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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.

WITNESS my hand this the **20th** day of **December, 2021.**

Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company

By: _____

Rick Cook, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Rick Cook** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company**, the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of December, 2021.

_____
Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6/21/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $1,200,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 20th day of December, 2021.

_____
NOTARY PUBLIC

BROOKE BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-20-2024

My Commission Expires: 10.20.24

File #21-9573

Exhibit "A"

TRACT 1: M & P 070-05-0-051 & 070-05-0-052.00

Land in the 13th Civil District of Davidson County, Tennessee, being the middle and west parts of the Alpine Park Tract, on the map of Alpine Terrace, of record in Plan Book 421, page 131, Register's Office, Davidson County, Tennessee and described in part according to a survey by Hal R. Swann, Jr., Surveyor, dated July 8, 1975, as follows:

Said Alpine Park Tract is an oval shaped tract with an east-west axis of 510 feet and a north-south axis of 274 feet. Beginning at a point in the easterly margin of Alpine Park Boulevard, said Park Tract; thence with the margin of Alpine Park Boulevard in a northeastwardly direction 385.1 feet to a point in the southerly margin of the same, said point being the northeasterly corner of the herein described property; thence leaving the southerly margin of said boulevard, southwardly 263 feet to a point in the northerly margin of Alpine Park Boulevard in a northwesterly direction 385.1 feet to the point of beginning.

TRACT 2: M & P 070-05-0-053.00

Land located in the 13th Civil District of Davidson County, Tennessee, being the the east part of Alpine Park, all of Alpine Park, on the plan of Alpine Terrace, of record in Plan Book 421,, page 131, said Register's Office, Davidson County, Tennessee, described according to a survey of John M. Sullivan, Civil Engineer, dated February 23, 1960, as follows:

Beginning at the extreme east end of the east and west axis thence with the northeasterly margin of Alpine Park Boulevard southwesterly 245.1 feet to an iron pin, being the southwest corner of the herein described tract; being also the southwest corner of the middle tract, thence with the east line in the middle tract and the west line of the east tract northerly 263 feet to an iron pin; thence with the southeasterly margin of Alpine Park Boulevard southeasterly 245.1 feet to the beginning.

True Copy Certification

I, Yvette Meldrum, 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 Dec. 20, 2021

Signature Dec. 20, 21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of December, 2021

Notary's Signature

10.20.24
My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024