Karen Johnson Davidson County
Batch# 785540 DEEDWARRSP
01/05/2022 02:21:30 PM 4 pgs
Fees: $23.00 Taxes: $3,508.19
20220105-0002236

# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $948,158.67

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-26-25
(AFFIX SEAL)

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-988

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| COLCLASURE COMPANY, LLC | Same as Owner | 131 14 0 039.00 |
| (NAME) 4219 HILLSBORO PIKE, STE 210 | (NAME) | |
| (ADDRESS) NASHVILLE, TN 37215 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CS Holdings 2, LLC,** a Tennessee Limited Liability Company (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Colclasure Company, LLC,** a Tennessee Limited Liability Company (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 4640 Chalmers Drive, Nashville, TN 37215.

**TO HAVE AND TO HOLD** the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever

defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed effective as of December 23, 2021.

**GRANTOR:**

**CS Holdings 2, LLC,**
a Tennessee Limited Liability Company

**By:** _____
Ethan C. Colclasure, Managing Member

**By:** _____
Alex M. Sitomer, Managing Member

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Ethan C. Colclasure, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Managing Member of CS Holdings 2, LLC, a Tennessee limited liability company, and being duly authorized, executed the foregoing instrument for the purposes contained therein.

WITNESS my hand, at office, this 23rd day of December, 2021.

_____
Notary Public
My Commission Expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Alex M. Sitomer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Managing Member of CS Holdings 2, LLC, a Tennessee limited liability company, and being duly authorized, executed the foregoing instrument for the purposes contained therein.

WITNESS my hand, at office, this 23 day of December, 2021.

_____
Notary Public
My Commission Expires: 3/8/2022

MATTHEW GARDNER NOGGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

EXHBIIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 207 on the plan of Section One, Tynewood Estates, as of Record in Book 2900, Page 88, Register's office for said county.

Said Lot No. 207 fronts 213 feet on the Easterly side of Chalmers Drive and extends back 204.2 feet on the Northerly line and 202.1 feet on the Southerly line to a dead line, measuring 215 feet thereon.

Being the same property conveyed to Charles Melvyn Jolly and wife, Jean Hagey Jolly, by Warranty Deed from, I. R. Schulman and Ervin M. Entrekin, Trustees of record in Book 3185, Page 534, in the Register's Office of Davidson County, Tennessee, dated March 17, 1961 and recorded on March 20, 1961. Being the same property conveyed to Jean Hagey Jolly, by Quitclaim Deed from Charles Melvyn Jolly and wife, Jean Hagey Jolly through Trustee, Vaden Lackey, Jr., of record in Book 5073, Page 798, in the Register's Office of Davidson County, Tennessee, dated September 20, 1976 and recorded on September 30, 1976. Said Jean Hagey Jolly died on April 3, 2021. The Last Will and Testament of Jean Hagey Jolly was admitted to probate and Jeanine Jolly Denney was appointed as Executrix of said estate pursuant to that certain Order Admitting the Will to Probate, filed May 24, 2021, Docket No. 21P844, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Said will devised the real property herein to the individual Grantors, who are also the sole heirs at law of Jean Hagey Jolly.

Being the same property conveyed to CS Holdings 2, LLC, a Tennessee Limited Liability Company, from Jeanine Jolly Denney, and Chalres M. Jolly, Jr, the lega heirs of Jean Hagey Jolly, deceased, by Warranty Deed dated December 6, 2021, of record in Instrument No 20211208-0162944, Register's Office of Davidson County, Tennessee.

**TRUE COPY CERTIFICATION**

I, Matthew G. Noggle, 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 23, 2021.

Signature
Date: December 23, 2021

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this 23rd day of December, 2021, Matthew G. Noggle, personally appeared before me, a notary public for the State aforesaid, and he being personally known by me or proven on the basis of satisfactory evidence, 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