WARRANTY DEED

DM-ET-21-1361

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2021.

Dawn Martin
Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 786034 **DEEDWARR**
01/10/2022 02:49:33 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00

20220110-0002885

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
The Kendrick Group, LLC	new owner	
(NAME)	(NAME)	**061 16 0 152.00** **061 16 0 153.00**
1144 Brookmeade Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID A. SUECK, EXECUTOR OF THE ESTATE OF THOMAS HIGGINS, DAVID A. SUECK, KAREN GERRICK, MICHAEL P. SUECK, AND SANDRA WASHINGTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE KENDRICK GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:

Land in Davidson County, Tennessee, being Tract 35, Block C, of Greenland Estates, a plat of which is of record in Book 974, Page 13, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Thomas P. Higgins and wife, Ruby Lee Higgins, by Quitclaim Deed from Ancel G. Crook and wife, Cynthia Beal Crook, of record in Book 9859, Page 832, in the Register's Office for Davidson County, Tennessee, dated November 14, 1995 and recorded on November 14, 1995. The said Ruby Lee Higgins having died on or about May 25, 2001, and subject property having vested in Thomas P. Higgins as surviving tenant by the entirety. Subsequently Thomas P. Higgins having died on July 11, 2021 and pursuant to his Last Will and Testament having been admitted to probate, Case No. 21P1503, in the Probate Court of Davidson County, Tennessee, David A. Sueck, was appointed Executor and subject property having vested in Michael Sueck, Sandy Washington, David Sueck and Karen Gerrick, as his sole devisees.

Tract 2:

Land in Davidson County, Tennessee, being Tracts 36 and 37, Block C, of Greenland Estates, a plat of which is of record in Book 974, Page 13, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Thomas P. Higgins and wife, Ruby Lee Higgins, by Warranty Deed from Ancel G. Crook and wife, Cynthia Beal Crook, of record in Book 9886, Page 916, in the Register's Office for Davidson County, Tennessee, dated November 14, 1995 and recorded on December 13, 1995. The said Ruby Lee Higgins having died on or about May 25, 2001, and subject property having vested in Thomas P. Higgins as surviving tenant by the entirety. Subsequently Thomas P. Higgins having died on July 11, 2021 and pursuant to his Last Will and Testament having been admitted to probate, Case No. 21P1503, in the Probate Court of Davidson County, Tennessee, David A. Sueck, was appointed Executor and subject property having vested in Michael Sueck, Sandy Washington, David Sueck and Karen Gerrick, as his sole devisees.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Greenland Estates, as recorded in Plat Book 974, Page(s) 13.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1358, Page 196.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1361 Greenland Avenue and 0 Murray Place, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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/our hand(s) this the 29th DAY OF DECEMBER, 2021.

Estate of Thomas Higgins

BY: _____
David A. Sueck, Executor

_____
David A. Sueck, Devisee

_____
Karen Gerrick, Devisee, by David A. Sueck as Attorney-in-Fact

_____
Michael P. Sueck, Devisee, by David A. Sueck as Attorney-in-Fact

_____
Sandra Washington, Devisee, by David A. Sueck as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID A. SUECK, EXECUTOR of the ESTATE OF THOMAS HIGGINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th of December, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID A. SUECK, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of December, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID A. SUECK, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KAREN GERRICK, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 29th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID A. SUECK, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL P. SUECK, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 29th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID A. SUECK, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SANDRA WASHINGTON, and who acknowledged he/she/they executed the same as the free act and deed of the said.

Witness my hand and official seal, this the 29th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212