Karen Johnson Davidson County
Batch# 796338 DEEDWARRSP
01/27/2022 12:57:30 PM 6 pgs
Fees: $33.00 Taxes: $351.50
20220127-0010027

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
The Old School Properties, LLC 5022 Old Hydes Ferry Pike Nashville, Tennessee 37218	The Old School Properties, LLC 5022 Old Hydes Ferry Pike Nashville, Tennessee 37218	067-00-0-113.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **CATHERINE SMITH**, and individual (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **THE OLD SCHOOL PROPERTIES, LLC**, a Tennessee limited liability copmany (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of January, 2022.

GRANTOR:

CATHERINE SMITH

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, CATHERINE SMITH, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein expressed and contained, by signing the name CATHERINE SMITH.

Witness my hand and official seal this 7 day of January, 2022.

My Commission Expires:

10/16/2024

Notary Public

DAISY FLORES
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 10/16/2024
NOTARY ID 13065638-8

STATE OF ~~TENNESSEE~~ Texas

COUNTY OF ~~WILLIAMSON~~ Harris

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $95,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 7th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 10/16/2024

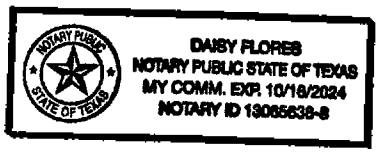


Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Toney Subdivision, of record in Book 5210, page 335, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAY RUTLEDGE, TRUSTEE, by deed from MICKAYLA MERCEDES YVONE ATKINS A/K/A MERCEDES YVONE WILLIAMS, of record in Instrument No. 20120601-0047487, dated May 25, 2012, said Register's Office.

JAY RUTLEDGE died intestate on or about August 10, 2014. For further reference see Affidavits of record in Instrument No. 20180817-0081811, Instrument No. 20180817-0081812 and Instrument No. 20180625-0061159, said Register's Office.

NATHANIEL RUTLEDGE has conveyed any interest he has in said property to CATHERINE SMITH by quitclaim deed of record in Instrument No. 20181015-0102107, dated October 5, 2018, said Register's Office.

Address of Property: 5025 Old Hydes Ferry Pike, Nashville, Davidson County, Tennessee 37218

Tax Parcel Id: 067-00-0-113.00

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.

2. Water lines running across the Property as noted in deed of record in Book 4199, page 251, Register's Office of Davidson County, Tennessee.

3. Rights of upper and lower riparian owners to the flow of the water of Sulphur Creek, free from diminution or pollution.

4. Easement for the flow of the water of Sulphur Creek and the rights of the public therein.

5. Changes in the boundary of the Property resulting from erosion or accretion caused by the flow of Sulphur Creek.

6. All matters shown on the plat of survey by Joshua A. Meeks, Tenn. RLS No. 2790, with TTL, dated July 31, 2021, last revised July 31, 2021, and designated as Proj. No. 00021202355.00 (Tract 2).

TRUE COPY CERTIFICATION

I, Trey Neal, 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 **January 18, 2021** (date of document).

Trey Neal

Trey Neal

1/19/22

Date

STATE OF TENESSEE)
COUNTY OF DAVIDSON)

On 1/19/22, before me, the undersigned, personally appeared Trey Neal, who acknowledges that this certification of an electronic document is true and correct.

Samantha Birdsall

NOTARY PUBLIC

My Commission Expires: 9-8-2025

