WARRANTY DEED

Karen Johnson Davidson County
Batch# 798640 DEEDWARR
02/01/2022 03:35:30 PM 5 pgs
Fees: $28.00 Taxes: $1,202.50
20220201-0011810

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $325,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF JANUARY, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2558LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
CEM Properties LLC, a Tennessee Limited Liability Company	New owner	
120 Donelson Pike, Unit 103		096010B00300
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LAUREL CHEEK OMOHUNDRO, PERSONAL REPRESENTATIVE OF THE ESTATE OF BARRY FRANCIS OMOHUNDRO AND LAUREL CHEEK OMOHUNDRO, RACHAEL MCCLENDON, ASHLEY COE AND WILL STAGGS, ALL BEING THE HEIRS AT LAW OF BARRY FRANCIS OMOHUNDRO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CEM PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 103 as shown on the Plan of One Hundred Twenty Donelson Pike Office Condominium, as established by Master Deed of record in in Book 6974, Page 649, Registers Office for said County. Reference is hereby made to the Plat of One Hundred Twenty Donelson Pike Office Condominium set forth in Exhibit C of said Master Deed, recorded in Book 6974, Page 672, said Registers Office, for a more complete description.

LESS AND EXCEPT that certain property conveyed to the State of Tennessee by Warranty Deed of record in Instrument No. 20021007-0121770, in the Registers Office for Davidson County, Tennessee.

Being part of the same property conveyed to Barry F. Omohundro by Quitclaim Deed from Deborah A. Omohundro, of record in Instrument No. 20011010-0110608, in the Registers Office for Davidson County, Tennessee, dated September 18, 2001, and recorded on October 10, 2001.

Barry F. Omohundro a/k/a Barry Francis Omohundro died on or about September 22, 2021, leaving a Last Will and Testament of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, at Nashville (Case No. 21P1987). Laurel Cheek Ohohundro signs this deed pursuant to an Order approving sale of Real Property (Case No. 21P1987). The heirs at law of

Barry Francis Omohundro take part in the execution of this document to convey any and all interest they may have in said property.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

2. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ONE HUNDRED TWENTY DONELSON PIKE OFFICE CONDOMINIUM Condominium of record in Book 6974, Page 649, as amended by instrument(s) of record in ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

3. Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6226, Page 194, Book 6226, Page 197 and Book 6226, Page 200.

This is improved property known as 120 Donelson Pike, Unit 103, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 our hand on the 21st day of January, 2022.

Estate of Barry Francis Omohundro

Laurel Cheek Omohundro

Laurel Cheek Omohundro, Personal Representative

Laurel Cheek Omohundro

Laurel Cheek Omohundro, Individually

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Laurel Cheek Omohundro, Personal Representative for the Estate of Barry Francis Omohundro and Laurel Cheek Omohundro, Individually, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of January, 2022.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

Notary Public

My Commission Expires: _____

Rachael McClendon, Heir at Law of

Barry Francis Omohundro

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Rachael McClendon the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin (city) TN (state), this 13th day of January, 2022.

Notary Public _____ My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

X Ashley O. Coe

Ashley Coe, Heir at Law of

Barry Francis Omohundro

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ashley Coe the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (city) Tennessee (state), this 14 day of January, 2022.

Notary Public M. Justin Willis My Commission Expires: 3/8/22

M. JUSTIN WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Will Staggs, Heir at Law of

Barry Francis Omohundro

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Will Staggs the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin (city) Tennessee (state), this 14th day of January, 2022.

Notary Public _____ My Commission Expires: 2/19/24

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

I Lisa Allard, 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 21, 2022.

Lisa Allard, Affiant January 21, 2022

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this January 21, 2022.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024