Karen Johnson Davidson County
Batch# 803209 DEEDWARR
02/10/2022 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20220210-0015561

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th DAY OF January, 2022.

NOTARY PUBLIC
My Commission expires: 2-5-25

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21110028

Address of New Owner	Send Tax Bills To:	Tax Information:
TruCare Transformation 607 Neill Avenue Nashville, TN 37206	Same	041-070.00 AND 041-140.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Julie D. Fudge and Charles A. Dick, Jr., Co-Executors of the Estate of Charles A. Dick, and Julie D. Fudge, Charles A. Dick, Jr., and Allen R. Dick,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **TruCare Transformation, a Nonprofit Corporation,** hereinafter called the **Grantee(s)**, its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Parcel A (Map/Parcel: 041-070.00)
Land in Davidson County, Tennessee, described as follows: Bounded on the South by Brick Church Pike and on the West by B. T. Properties and on the North by Robert T. Pyron and on the East by Joe Hampton, and being described according to a composite description prepared by two surveys, the first by Hal Swan, Jr., dated 1/14/74 and the second by Donald R. Carver dated 4/30/87 more particularly described as follows:

Beginning at a point in the center of Brick Church Pike and the Southwest corner of the herein described property; thence leaving said centerline with the line of B. T. Properties (Book 7258, Page 662, R.O.D.C., TN) the following two calls: North 10 degrees 24' West 323 feet, North 04 degrees 22' East 65.94 feet to the northwest corner of this tract; thence with the southerly line of the Rob T. Pyron Property (Book 7258, Page 648, R.O.D.C., TN) South 81 degrees 11' 28" East 230.15 feet to the northeast corner of this tract; thence with the westerly line of the Joe Hampton Property (Book 5478, Page 248, R.O.D.C., TN) South 03 degrees 53' West 532.92 feet to a point in the centerline of said Brick Church Pike; thence with said centerline North 44 degrees 43' West 182.1 feet to the point of beginning.

Being the same property conveyed to Charles A. Dick by Warranty Deed from Judith E. Hailey, unmarried, dated 05/08/1996 and recorded on 05/15/1996 at Book 10049, Page 984, Register's Office for Davidson County, Tennessee.

Parcel B (Map/Parcel: 041-140.00)
Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the Easterly line of Brick Church Pike said point being the Southeast corner of the Hailey property; thence along said line of Brick Church Pike North 41 degrees 59' West for 242.87 feet to an iron pin; thence North 83 degrees 52' 22" East for 126.70 feet to an iron in the William Hailey line; thence along said William Hailey line South 10 degrees 38' 50" East for 197.46 feet to the point of beginning, containing 0.2863 acres, more or less, according to a copy of a survey made by Donald R. Carver, Surveyor.

Being the same property conveyed to William D. Hailey and wife, Judith C. Hailey, by Warranty Deed from Bobby E. Rager and Barbara J. Tittle, dba "B. T. Properties", dated 05/29/1987 and recorded on 06/04/1987 at Book 7258, Page 665, Register's Office for Davidson County, Tennessee. William D. Hailey having since died on or about 07/27/1989, leaving Judith C. Hailey as the surviving tenant by entirety. Further

being the same property conveyed to Charlie Dick by Quitclaim Deed from Judith C. Hailey, unmarried, dated 02/24/1998 and recorded on 02/26/1998 at Book 10811, Page 733, Register's Office for Davidson County, Tennessee.

Charles A. Dick, aka Charlie Dick, having since died testate on or about 11/08/2015. Pursuant to the terms of his Last Will and Testament of record in Docket No. 15P2027 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is under the control of the Executors, same being: Julie D. Fudge and Charles A. Dick, Jr.

This is property generally located:
4155 & 0 Brick Church Pike, Whites Creek, TN 37189

SUBJECT TO THE FOLLOWING:

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Right of Way Easement in favor of The Metropolitan Government of Nashville and Davidson County, Tennessee, and its assigns, for the use and benefit of the Department of Public Works of record at Book 9408, Page 176, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
3. Subject to the right of way of Brick Church Pike.

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) its successors and/or assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), its successors and/or 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.

IN WITNESS WHEREOF, **Julie D. Fudge and Charles A. Dick, Jr., Co-Executors of the Estate of Charles A. Dick, and Julie D. Fudge, Charles A. Dick, Jr., and Allen R. Dick,** has/have caused this instrument to be executed, this the 26 day of January, 2022.

Julie D. Fudge, Co-Executor
of the Estate of Charles A. Dick

Charles A. Dick, Jr., Co-Executor
of the Estate of Charles A. Dick

Julie D. Fudge

Charles A. Dick, Jr.,

Allen R. Dick

Allen R. Dick

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Julie D. Fudge, individually and as Co-Executor of the Estate of Charles A. Dick, Charles A. Dick, Jr., individually and as Co-Executor of the Estate of Charles A. Dick, Allen R. Dick and,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 26 day of January, 2022.

My commission Expires: 8.27.22

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

NOTARY PUBLIC

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 1.26.22 (date of document).

L. Broner McCoy
Date: 1.26.22

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 26 day of January, 2022

NOTARY PUBLIC
My Commission expires: 8.22.22

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY