THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340322** Karen Johnson Davidson County Batch# 854016 DEEDWARR 05/12/2022 09:21:34 AM 2 pgs Fees: $13.00 Taxes: $3,478.00 20220512-0054454	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $940,000.00. Affiant Subscribed and sworn to before me, this 10th day of May, 2022. Notary Public My Commission Expires: 3/3/25

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Build Nashville, LLC 601 4th Ave N Nashville TN, 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-07-0-060.00

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 of which is hereby acknowledged, **Ralph W. McCracken, Trustee of the Testamentary Trust U/W of Harris Whitfield McCracken** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Build Nashville, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the map of Part One, Hunt Terrace, of record in Book 1130, Page 53, in the Register's Office of said County, and described as follows:

Beginning at a point on the westerly margin of Hunt Place, at the common corner of Lots Nos. 10 and 11; thence westerly along the line between said lots, 210 feet to a point in the rear line of Lot No. 6; thence along the rear lines of Lots Nos. 6 and 5, 85 feet in the north-westerly direction to the common corner of Lots Nos 14 and 5; thence north along the east line of Lot No. 14, 15 feet to the common corner to Lots Nos. 11 and 12; thence along the line between Lots Nos. 11 and 12, easterly 235.7 feet to the westerly margin of Hunt Place; thence south along the west margin of Hunt Place, 90 feet to the point of beginning.

Being the same property conveyed to HARRIS W. MCCRACKEN, by deed from MARVIN HAMMOND HUGHES AND WIFE, MARTHA HUNTER HUGHES, of record in Book 2638, page 285 , dated February 1, 1957 , said Register's Office.

HARRIS W. MCCRACKEN died on or about June 16, 2001. His Last Will and Testament, filed under Case No. 01P1143, Probate Court for Davidson County, Tennessee, devised the subject property to the TESTAMENTARY TRUST U/W OF HARRIS WHITFIELD MCCRACKEN, RALPH WHITFIELD MCCRACKEN, TRUSTEE.

Dorothy Jean McCracken joins in this instrument to convey any interest in said property, marital or otherwise.

See also Power of Attorney recorded in Instrument No. 20220429-0050193, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 131-07-0-060.00.

Matters shown on the Plan of record in Plat Book 1130, page 53, said Register's Office.

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-22-4405

This is improved property located at 4405 Hunt Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of May, 2022.

The Testamentary ~~Trust U~~/W of Harris Whitfield McCracken

_____

By: Ralph W. McCracken, Trustee

Dorothy Jean McCracken by Attorney in Fact

Dorothy Jean McCracken by Ralph W. McCracken, her 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, Ralph W. McCracken with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Testamentary Trust U/W of Harris Whitfield McCracken, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of May, 2022.

_____

Notary Public

My Commission ~~Expires~~: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ralph W. McCracken, 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, and who further acknowledged that he is the Attorney-in-Fact for Dorothy Jean McCracken and that he is authorized by Dorothy Jean McCracken to execute this instrument on her behalf. .

Witness my hand, at office, this 10th day of May, 2022.

_____

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022