THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220440391** Karen Johnson Davidson County Batch# 855669 DEEDWARR 05/16/2022 09:10:55 AM 2 pgs Fees: $13.00 Taxes: $2,035.00 20220516-0055675	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2022. Notary Public My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Patrick O'Rourke, Jr. 4706 Trousdale Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 146-04-0-048-00

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, **Ox Bear & Hawk Capital Partners, LLLP, a Wyoming Limited Liability Limited Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Patrick O'Rourke, Jr., unmarried** ("Grantees"), his 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. 711 on the Plan of Caldwell Hall Section XII, of record in Plat Book 3300, Page 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning in the north margin of Richmar Drive at the corner of Lots No. 711 and 712; thence westerly with said drive, around a slight curve 130 feet to a monument; thence northerly around a curve, 39.27 feet to a monument in the east margin of Trousdale Drive; thence north with said drive 110 feet to a corner of Lots No. 710 and 711, thence east with the line of said lots 107.45 feet to a monument at the corner of Lots No. 711, 712 and 710; thence southerly with the line between Lots No. 711 and 712, 118.9 feet to the point of beginning.

Included in the above description but expressly excluded there from is the following:

Beginning at a point in the east existing right of way line of Trousdale Drive, said point being the common property line between Evelyn Hudson Smith and the Grantors herein and located 30.14 feet left of Trousdale Drive survey centerline station 203+80.10; thence with said common property line south 83 degrees 25 minutes 54 seconds East a distance of 6 feet, more or less, to a point located 36 feet, more or less, left of survey centerline 203+80, more or less, said point being the East proposed right-of-way line; thence with proposed right of way line South 06 degrees 43 minutes 10 seconds West a distance of 100 feet, more or less, to a point located 35.99 feet left of survey centerline station 204+81.00. Thence continuing with said proposed right of way line southeasterly with a curve to the left having a radius of 28 feet an arc distance of 45.73 feet to a point located 65.73 feet left of Trousdale Drive Survey centerline station 205+08.96, thence continuing with said proposed right of way line southeasterly a distance of 25 feet, more or less, to a point located 25 feet right of Richmar Drive survey centerline station 4+61. Said point being on the North existing right of way line of Richmar Drive, thence with said existing right of way line with a curve to the right having a radius of 338.41 feet and arc distance of 37 feet, more or less, to a point located 54 feet more or less, left of Trousdale Drive survey centerline station 205+14, more or less, thence continuing with said existing right of way line northwesterly with a curve to the right having a radius of 25.00 feet an arc distance of 39.27 feet to a point located 30.10 feet left of Trousdale Drive survey centerline Station 204+90.10; thence continuing with said existing right of way North 06 degrees 34 minutes 06 seconds east a distance of 110.00 feet to the point of beginning and containing 1,089 square feet, more or less.

Being the same property conveyed to Ox Bear & Hawk Capital Partners, LLLP by Quitclaim deed from 4706 Trousdale Dr LLC of record in Instrument No. 20220418-0044228 Register's Office for Davidson County, Tennessee, dated April 14, 2022 and recorded on April 18, 2022.

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.

Taxes for the year 2022, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page 57, Register's Office for Davidson County, Tennessee.

Restrictions as set forth of record in Book 3376, Page 234, in the Register's Office for Davidson County, Tennessee. Restrictions in said instrument have since expired.

This is improved property located at 4706 Trousdale Drive Nashville TN 37220

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 12th day of May, 2022.

Ox Bear & Hawk Capital Partners, LLLP

Hannah Joy Tate

By: Hannah Joy Tate, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Hannah Joy Tate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the General Partner of Ox Bear & Hawk Capital Partners, LLLP, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

Witness my hand, at office, this 12th day of May, 2022.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026