This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Ste. 1550
Nashville, Tennessee 37203
Attn: David J. Eckelmann

Karen Johnson Davidson County
Batch# 857315 DEEDWARR
05/17/2022 02:54:30 PM 7 pgs
Fees: $38.00 Taxes: $1,572.50
20220517-0057000

GENERAL 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, TN 37218-3911	The Old School Properties, LLC 5022 Old Hydes Ferry Pike Nashville, TN 37218-3911	068-00-0-068.00 068-00-0-036.00

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, **JEREMY AARON MORROW** and **ANGELA DENISE DUNN** (hereinafter collectively referred to as "Grantors"), herein this day has bargained and sold, and does hereby transfer and convey, unto **THE OLD SCHOOL PROPERTIES, LLC**, a Tennessee limited liability company (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 improved 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, 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 22 day of April, 2022.

GRANTORS:

Jeremy Aaron Morrow by Angela Denise Dunn as attorney in fact.
JEREMY AARON MORROW
By Angela Denise Dunn, as Attorney in Fact, per Specific Power of Attorney dated April 13, 2022, of record in Instrument No. 202205170056999 Register's Office for Davidson County, Tennessee

Angela Denise Dunn
ANGELA DENISE DUNN

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jeremy Aaron Morrow by and through his attorney in fact, Angela Denise Dunn and Angela Denise Dunn, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purposes therein expressed and contained, by signing his/her name, as the within-named Grantors, with Attorney in fact, on behalf of Jeremy Aaron Morrow and as Angela Denise Dunn, individually individually

Witness my hand and official seal this 20 day of April, 2022.

My Commission Expires:

1/31/26

Notary Public

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $425,000.00, 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 22 day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Exhibit "A"

Legal Description of Property

TRACT 1

Land in the 13th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of Old Hydes Ferry Pike, being the northeast corner of a tract of land owned by G.W. Tribble and conveyed to him by deed from Commerce Union Bank, Executor for Mary Sims Wilson, and running thence south

7-1/2° west 522 ft. to a point in center of said Hydes Ferry Pike, opposite a fence post; running thence south 1° west 1224 ft. to a stake with elm pointers; thence south 36° east 200 feet to a stake with hackberry pointers; thence north 77° east 360 ft. to a point in the east boundary line of original tract; thence with said east line of original tract, north 2-1/2° east 1300 feet, more or less, to the point of beginning, containing 20 acres more or less.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE DEEDS OF RECORD in Book 2748, Page 297, Book 2962, Page 563 and Book 5124, Page 686 as corrected in Book 5147, Page 876, REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE.

BEING the same property conveyed to PATTERSON DICKSON AND WIFE, NETTIE DICKSON, by deed from CLAUDE D. JOHNSON AND WIFE, DORIS WOOD JOHNSON, dated March 10, 1950, of record in Book 1809, Page 545, said Register's Office.

PATTERSON DICKSON AKA PATTERSON DICKERSON died, on or about, March 13, 1978 leaving NETTIE DICKSON AKA NETTIE DICKERSON as the surviving tenant by the entirety. NETTIE DICKERSON having since remarried to CLARENCE HOLLAND.

Also, being the same property conveyed to WILLIAM H. MORROW AND WIFE, LILLIE M. MORROW, by deed from NETTIE DICKERSON HOLLAND AND HUSBAND CLARENCE HOLLAND, dated July 10, 1980, of record in Book 5623, Page 507, said Register's Office.

LILLIE M. MORROW died, on or about, January 23, 2015 leaving WILLIAM H. MORROW as the surviving tenant by the entirety.

WILLIAM H. MORROW AKA WILLIAM H. MORROW, JR. died testate, on or about, February 6, 2021. Pursuant to the terms of his will of record in the Chancery Court for Davidson County, Tennessee, Probate Division, Docket No. 21P2110, CHERYL MARIE STEVENSON was granted a life estate in the property with the remainder to ANGELA DENISE DUNN AND JEREMY AARON MORROW. Said will references DANA MICHELLE ROYSDEN as the daughter of WILLIAM H. MORROW, JR. although she was legally adopted at a young age by others and is also of record in Instrument No. 20220208-0014545, said Register's Office.

TRACT 2

Lying and being in Davidson County, Tennessee, beginning at a point in the Old Hydes Ferry Pike, thence S. 77° 30 min. W. 112.3 feet to a point; thence S. 3° 43 min. W. 355.58 feet ; thence S. 17° 9 min. 26"W. 1156.10 feet to an iron pin; thence S. 27° 26 min. 07" E. 295.59 feet ; thence N. 86° 39 min. 35" E. 163.90 feet to an iron pin; thence N. 8° 17 min 44" W. 1163.97 feet to a corner post; thence N. 74° 47 min. 26" W. 92.05 feet to a corner post; thence N. 9° 7 min. 14" E. 565.00 feet to the point of beginning, according to a survey dated March 8, 1977, by Howard W. Anderson.

Being the same property of record in Instrument No. 20211019-0140449, in the Register's Office for Davidson County, and being known as Map-Parcel Number 068-00-0-068.00 by the Davidson County Tax Assessor's Office.

BEING part of the same property conveyed to PATTERSON DICKSON AND WIFE, NETTIE DICKSON, by deed from CLAUDE D. JOHNSON AND WIFE, DORIS WOOD JOHNSON, dated March 10, 1950, of record in Book 1809, Page 545, said Register's Office

Also, being the same property conveyed to William H. Morrow and wife, Lillie W. Morrow, by deed from Patterson Dickerson and wife, Nettie Dickerson, recorded in Book 5124, Page 686, dated March 11, 1977, as corrected in Book 5147, Page 876, dated May 6, 1977, said Register's Office.

LILLIE M. MORROW died, on or about, January 22, 2015 leaving WILLIAM H. MORROW as the surviving tenant by the entirety.

WILLIAM H. MORROW AKA WILLIAM H. MORROW, JR. died testate, on or about, February 6, 2021. Pursuant to the terms of his will of record in the Chancery Court for Davidson County, Tennessee, Probate Division, Docket No. 21P2110, CHERYL MARIE STEVENSON was granted a life estate in the property with the remainder to ANGELA DENISE DUNN AND JEREMY AARON MORROW. Said will references DANA MICHELLE ROYSDEN as the daughter of WILLIAM H. MORROW, JR. although she was legally adopted at a young age by others and is also of record in Instrument No. 20220208-0014545, said Register's Office.

Also, being the same property conveyed to JEREMY AARON MORROW AND ANGELA DENISE DUNN, by deed from DANA MICHELLE ROYSDEN, dated September 9, 2021, of record in Instrument No. 20210914-0123379, said Register's Office

Exhibit "B"

Permitted Exceptions

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

2. Electrical Permit of record in Book 6272, Page 332, said Register's Office. (Tract 1)

3. Application for Greenbelt Assessments of record in Instrument No. 20220311-0028637 and Instrument No. 20220311-0028638, said Register's Office.

TRUE COPY CERTIFICATION

I, David J. Eckelmann, 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 **April 22, 2022** (date of document).

David J. Eckelmann

4/25/22
Date

STATE OF TENESSEE)
COUNTY OF DAVIDSON)

On 4/25/22, before me, the undersigned, personally appeared David J. Eckelmann, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025