Karen Johnson Davidson County
Batch# 866391 DEEDWARR
06/02/2022 12:36:57 PM 5 pgs
Fees: $28.00 Taxes: $4,440.00
20220602-0063839

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| **THIS INSTRUMENT PREPARED BY:**<br>Wesley D. Turner<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 Third Avenue South<br>Suite 1700<br>Nashville, TN 37201<br>Prepared by:<br>Record and Return To:<br>Chapman and Rosenthal Title, Inc<br>10 Burton Hills Blvd., Suite 130<br>Nashville, TN 37215 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.<br><br>**Affiant**<br><br>Subscribed and sworn to before me, this 27th day of May, 2022.<br><br>Notary Public<br><br>My Commission Expires: |

JANE J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Chandler Ventures, LLC<br>190 Old Hickory Boulevard<br>Brentwood, TN 37027 | | 158-11-0-019.00<br>158-11-0-030.00<br>158-11-0-031.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID WINN MINNIGAN AND HAL JORDAN MINNIGAN, AS EQUAL TENANTS IN COMMON, WITH EACH GRANTEE OWNING AN UNDIVIDED ONE-HALF (1/2) INTEREST hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHANDLER VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Tract I (Map-Par. 158-11-0-019.00):

Being a parcel of land located in Davidson County, Tennessee designated as "Reserved Parcel A" on the map of Wildwood Valley Estates, Section II, as of record in Book 3700, page 40, Register's Office for said County, and more particularly described as follows:

Said parcel fronts 33.8 feet on the southerly side of Old Hickory Boulevard, and extends back 341.72 feet on the easterly line, and 339.9 feet on the westerly line to a line in the rear on which it measures 9.2 feet.

Being the same property conveyed to SARAH JORDAN MINNIGAN, by deed from HILLSBORO-HARPETH CORPORATION, A TENNESSEE CORPORATION, of record in Book 5026, page 59, dated May 13, 1976, said Register's Office.

Further being the same property conveyed to RICHARD D. MINNIGAN AND SARAH J. MINNIGAN, TRUSTEES U/A/D OCTOBER 18, 1994, by quitclaim deed from SARAH JORDAN MINNIGAN, INDIVIDUALLY, of record Book 9526, page 787, dated October 18, 1994, said Register's Office. SARAH J. MINNIGAN having since died on or about April 3, 2011. RICHARD D. MINNIGAN subsequently died on or about June 30, 2020.

Further being the same property conveyed to DAVID WINN MINNIGAN AND HAL JORDAN MINNIGAN, AS EQUAL TENANTS IN COMMON, WITH EACH GRANTEE OWNING AN UNDIVIDED ONE-HALF (1/2) INTEREST, by deed from DAVID WINN MINNIGAN AND HAL JORDAN MINNIGAN, SUCCESSOR TRUSTEES OF THE RICHARD D. MINNIGAN AND SARAH J. MINNIGAN TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF RICHARD D. MINNIGAN AND SARAH I MINNIGAN, DATED OCTOBER 18, 1994, of record in Instrument No. 20211130-0157876, dated June 23, 2021, said Register's Office.

Tract II (158-11-0-030.00):

Land in the 7th Civil District of Davidson County, Tennessee, being a part of the J. H. Perry Farm conveyed by John C. Jeffords and wife, to Charles M. Anderson and wife, and described according to a copy of a survey made by Stephen A. Draper, Surveyor, dated February 8, 1956, as follows:

Beginning in the center line of Old Hickory Boulevard at the northwest corner of said tract; thence South 3 degrees W. 550 feet to a point in the boundary line between said tract and the lands of Hackney; thence North 89 degrees 30 minutes E. 159 feet to a point; thence North 3 degrees E. 550 feet to the center line of Old Hickory Boulevard; thence South 89 degrees 30 minutes W. 159 feet to the point of beginning.

Being the same property conveyed to SARAH JORDAN MINNIGAN, by deed from STEVEN G. FLYGT AND WIFE, LAVINIA W. FLYGT, of record in Book 3908, page 731, dated June 22, 1965, said Register's Office.

Further being the same property conveyed to RICHARD D. MINNIGAN AND SARAH J. MINNIGAN, TRUSTEES U/A/D OCTOBER 18, 1994, by quitclaim deed from SARAH JORDAN MINNIGAN, INDIVIDUALLY, of record Book 9526, page 787, dated October 18, 1994, said Register's Office. SARAH J. MINNIGAN having since died on or about April 3, 2011. RICHARD D. MINNIGAN subsequently died on or about June 30, 2020.

Further being the same property conveyed to DAVID WINN MINNIGAN AND HAL JORDAN MINNIGAN, AS EQUAL TENANTS IN COMMON, WITH EACH GRANTEE OWNING AN UNDIVIDED ONE-HALF (1/2) INTEREST, by deed from DAVID WINN MINNIGAN AND HAL JORDAN MINNIGAN, SUCCESSOR TRUSTEES OF THE RICHARD D. MINNIGAN AND SARAH J. MINNIGAN TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF RICHARD D. MINNIGAN AND SARAH I MINNIGAN, DATED OCTOBER 18, 1994, of record in Instrument No. 20211130-0157876, dated June 23, 2021, said Register's Office.

Tract III (158-11-0-031.00):

Land lying in Davidson County, and Williamson County, Tennessee, being a lot marked Anderson Property on the Plan of Wildwood Valley Estates, Section II, of record in Book 3700, page 40, Register's Office for Davidson County, Tennessee, and in Plat Book 2, page 109, Register's Office for Williamson County, Tennessee, described according to a survey by C. K. McLemore, dated October 2, 1965, as follows:

Beginning at a point in the south margin of Old Hickory Boulevard at its intersection with the westerly margin of Noel Drive; thence with the margin of said Drive South 1 degree 07 minutes West 70 feet to a point; thence South 4 degrees 36 minutes West 201 feet to a point; thence South 1 degree 07 minutes West 315 feet to a point at the beginning of a curve; thence around said curve southwesterly 47.12 feet to a point in the North margin of Shamrock Drive; thence with the same along a slight curve 181.78 feet to a point at the southeasterly corner of Lot 15 in Wildwood Valley Estates, Section II, of record in Book 3700, page 40; thence with the easterly line of said lot North 7 degrees East 93.6 feet to a point, the southwest corner of the property conveyed to Sten G. Flygt, and wife, of record in Book 2493, page 345; thence along Flygt's south and east lines as follows: 88-1/4 degrees East 159.7 feet to a point; thence North 4-1/2 degrees East 535 feet, more or less, to the point of beginning, containing 0.716 acres, more or less.

Being the same property conveyed to SARAH JORDAN MINNIGAN, by deed from CHARLES M. ANDERSON AND WIFE, VANCE N. ANDERSON, of record in Book 5026, page 57, dated April 24, 1974, said Register's Office.

Further being the same property conveyed to RICHARD D. MINNIGAN AND SARAH J. MINNIGAN, TRUSTEES U/A/D OCTOBER 18, 1994, by quitclaim deed from SARAH JORDAN MINNIGAN, INDIVIDUALLY, of record Book 9526, page 787, dated October 18, 1994, said Register's Office. SARAH J. MINNIGAN having since died on or about April 3, 2011. RICHARD D. MINNIGAN subsequently died on or about June 30, 2020.

Further being the same property conveyed to DAVID WINN MINNIGAN AND HAL JORDAN MINNIGAN, AS EQUAL TENANTS IN COMMON, WITH EACH GRANTEE OWNING AN UNDIVIDED ONE-HALF (1/2) INTEREST, by deed from DAVID WINN MINNIGAN AND HAL JORDAN MINNIGAN, SUCCESSOR TRUSTEES OF THE RICHARD D. MINNIGAN AND SARAH J. MINNIGAN TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF RICHARD D. MINNIGAN AND SARAH I MINNIGAN, DATED OCTOBER 18, 1994, of record in Instrument No. 20211130-0157876, dated June 23, 2021, said Register's Office.

This is not now, nor has it ever been, the primary residence of the Grantors herein.

This conveyance is made subject to:

1. Taxes for the year 2022 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 3700, page 40, Register's Office for Davidson County, Tennessee. (Tract I and Tract III)

3. Matters shown on the Plan of record in Plat Book 2, page 109, Register's Office for Williamson County, Tennessee. (Tract III)

4. Sanitary Sewer Easement of record in Book 9080, page 862, Register's Office for Davidson County, Tennessee. (Tract I)

5. Title to that portion of the premises embraced within the bounds of any streets, roads or highways. (Tract II)

This is improved property known as: 1901 Old Hickory Boulevard (3 tracts), Brentwood, TN, 37027.

**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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

*{Signatures to Follow}*

**WITNESS** my hand this 27th day of May, 2022.

DAVID WINN MINNIGAN

HAL JORDAN MINNIGAN

BY: his Attorney-in-Fact
DAVID WINN MINNIGAN,
HIS 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, DAVID WINN MINNIGAN, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 27th day of May, 2022.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, DAVID WINN MINNIGAN, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of HAL JORDAN MINNIGAN, and who acknowledged that he executed the same as the free act and deed of the said HAL JORDAN MINNIGAN.

**WITNESS** my hand, at office, this 27th day of May, 2022.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2026