Karen Johnson Davidson County
Batch# 876256 DEEDWARR
06/23/2022 11:51:28 AM 3 pgs
Fees: $18.00 Taxes: $4,051.50
20220623-0071771

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
35806-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Wills-Brooks Investments, L.P. 3713 Richland Avenue Nashville TN 37205 ATTN: Allison Wills-Brooks or James Brooks	New Owner	11811013300

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Atlas Berry Hill LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Wills-Brooks Investments, L.P., a Tennessee limited partnership** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 of Block "J" on the Plan of Berry Hill Gardens Subdivision, of record in Plat Book 1130, Page 36-, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to John A. Spann, III, married, and Franklin Lee Spann, unmarried, as tenants in common, each owning 50%, by Deed dated October 6, 2006, from William M. Wooten and spouse, Susan H. Wooten of record in Instrument No. 20061009-0125355, Register's Office for Davidson County, Tennessee. The said John A. Spann, III, having since died testate on March 30, 2019. John A. Spann's 50% interest was devised to Louise P. Spann, pursuant to the Last Will and Testament of John Arthur Spann, III, (being one and the same person as John A. Spann, III,) of record in Docket No. P-10371, Chancery Court for Williamson County, Tennessee, Probate Division. Said devise was confirmed by Executor's Quitclaim Deed dated June 19, 2019, to Louise Privette Spann (being one and the same person as Louise P. Spann) from Louise Privette Spann, Executrix of the Estate of John Arthur Spann, III, deceased, of record in Instrument No. 20190620-0059521, said Register's Office. The said property was further conveyed to Atlas Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed dated July 31, 2019, from Franklin Lee Spann of record in Instrument No. 20190802-0076880, and Quitclaim Deed dated July 31, 2019, from Louise Privette Spann of record in Instrument No. 20190802-0076881 and further being part of the same property conveyed to Atlas Berry Hill, LLC, by Quitclaim Deed dated November 6, 2020, from Atlas Holdings, LLC, of record in Instrument No. 20201113-0134492, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 22nd day of June, 2022.

Atlas Berry Hill LLC, a Tennessee limited liability company

By: _____
Name: John A. Spann, IV
Its: Manager and Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John A. Spann, IV, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager and Sole Member of Atlas Berry Hill LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Manager and Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager and Sole Member.

WITNESS my hand, at office, this 22nd day of June, 2022.

_____
Notary Public
My Commission Expires: 12/14/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,095,000.00.

_____
Affiant

Subscribed and sworn to before me this
22nd day of June, 2022.

_____
Notary Public
My Commission Expires: 12/14/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2022 and subsequent years, not yet due and payable. Map and Parcel 118-11-0-133.00. Current year taxes have been pro-rated at closing and assumed by the Grantee.

3. All matters as shown on the Plan of record in Plat Book 1130, page 36, Register's Office for Davidson County, Tennessee.

4. Deed of Trust executed by Richard C. McDavitt and wife, Linda M. McDavitt to James C. Dale, III, Trustee, to secure to Marguerite M. Harkins a loan in the original principal amount of $32,000.00, of record in Book 6755, Page 547, Register's Office for Davidson County, Tennessee, dated January 3, 1986. NOTE: Said deed of trust does not contain a stated maturity date.