Karen Johnson Davidson County
Batch# 879065 DEEDWARRSP
06/27/2022 03:29:30 PM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20220627-0073742

THIS INSTRUMENT PREPARED BY:
Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2022.

Notary Public

My Commission Expires: 10/17/2023

Address New Owner As Follows:
David P. Caldwell III
c/o Dixie Motors, Inc.
725 Murfreesboro Pike
Nashville, TN 37210

Send Tax Bills To:
New Owner

Map-Parcel Number:
106-07-0-028.00

SPECIAL 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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARL TURNER AND DAN SCOTT, CO-EXECUTORS OF THE ESTATE OF GLEN L. ROBERTS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey, unto **DAVID P. CALDWELL III**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain tract of land in Davidson County, Tennessee and being part of Lot No. 6 on the Plan of Charles T. Coles' property, as of record in Book 161, page 32, Register's Office for said County, and more particularly described according to a survey made by A & A Engineers, Inc., dated February 14, 1989, Job No. 3123-89, as follows:

Beginning at the southwest corner of Murfreesboro Road as now widened and Crutchfield Avenue; thence with the southerly margin of Murfreesboro Road, North 72 degrees 20' West 195 feet to an iron pin; thence leaving said road South 19 degrees 00' 36" West 233.17 feet to an iron pin; thence South 71 degrees 30' East 195 feet to an iron pin in the west margin of Crutchfield Avenue; thence with the margin of said Avenue North 19 degrees 00' East 236 feet to the point of beginning.

Being the same property conveyed to Glen L. Roberts by deed from S & L Amusement Company, Inc., a Tennessee corporation, of record in Book 7788, page 456, Register's Office for Davidson County, Tennessee.

Glen L. Roberts died testate, on or about, November 19, 2021. Pursuant to the terms of his will of record in the Chancery Court for Robertson County, Tennessee, Probate Division, Docket No. CH22-CV-4, the property is to be administered as part of the probate estate, Carl Turner and Dan Scott being appointed Co-Executors with power of sale.

This conveyance is made subject to:

1. 2022 taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees 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 Book 161, page 32, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from S & L Amusement Co., Inc. to Jim Goodrich, of record in Book 7744, page 969, Register's Office for Davidson County, Tennessee.

This is improved property known as: 725 Murfreesboro Pike, Nashville, Tennessee 37210.

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, his heirs 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 Grantors further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever, arising by, through or under the Grantors, but not further or otherwise.

WITNESS our hands this 22nd day of June, 2022.

Carl Turner, Co-Executor of the Estate of Glen L. Roberts

Dan Scott, Co-Executor of the Estate of Glen L. Roberts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Carl Turner and Dan Scott, Co-Executors of the Estate of Glen L. Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Karen Howard
Notary Public

My Commission Expires: 3-3-2025

KAREN HOWARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2025

True Copy Certification

I, Jack W. Robinson, Jr., 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 June 22, 2022.

Affiant Signature

Date: 6/23/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of June, 2022.

Notary's Signature

My Commission Expires: 10/17/23

Notary's Seal

