Prepared by:
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615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $10,633,000.00

Affiant

Subscribed and sworn to before me this 30th day of June, 2022.

Notary Public
My commission expires: 2/12/23

Karen Johnson Davidson County
Batch# 881778 DEEDWARR
06/30/2022 10:44:30 AM 4 pgs
Fees: $23.00 Taxes: $39,342.10
20220630-0076003

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Sun-Drop Terrace LLC 1 Music Circle South, Suite 330 Nashville, TN 37203	Same	144-00-0-052

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Paul R. McCombs and Carla M. McCombs, Trustees of Paul R. McCombs and Carla M. McCombs Revocable Living Trust dated June 17, 2016** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Sun-Drop Terrace LLC, a Tennessee Limited Liability Company** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described according to a survey inside by R.L. Montoya, Land Surveying, dated December 12, 1977, as follows:

Beginning at an iron pin in the easterly margin of U.S. Highway 431 (Hillsboro Road), said point being 2,092.0 feet, more or less, north of Otter Creek Road; thence along said margin north 21 degrees 00 min. 00 sec. East 490.53 feet to an iron pin, thence, leaving said Highway along the south line of Howard M. Werthan as described in Book 3099 Page 492, said Register's Office, and this tract south 69 deg. 55 min. 49 sec. East 522.65 feet to an iron pin; thence south 34 deg. 30 min 43 sec East 242.25 feet to a 20 inch cedar; thence south 10 deg. 18 min 41 seconds west 350.00 feet to an iron pin located on the north line of Harold Hassenfield as recorded in Book 2135 Page 6, said Register's Office, R.C. Collins' southwest corner and the southeast corner of this tract; thence

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along the north line of Hassenfield and this tract North 70 deg. 18 min. 13 sec. West 787.38 feet to the point of beginning contacting 8.03 acres more or less.

Being the same property conveyed to Paul R. McCombs and Carla M. McCombs, husband and wife, by deed dated April 30, 1998, from Richard Lowe and wife, Camille Lowe, of record in Book 10910 Page 449, Register's Office for Davidson County, Tennessee. Being further conveyed to Paul R. McCombs and Carla M. McCombs, Trustees, or their successors in interest, of the Paul R. McCombs and Carla M. McCombs Revocable Living Trust dated June 17, 2016, of record in Instrument No. 20171103-0112904, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

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

8. The amount and/or quantity of acreage is not insured

9. Easement for a water main and water line of record in Book 872 Page 519 Register's Office for Davidson County, Tennessee and shown on survey by George W. Watkins dated Junel 1950

This property is improved property known as 5836 Hillsboro Pike, Nashville, TN 37215

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 30th day of June, 2022.

Paul R. McCombs and Carla M. McCombs Revocable Living Trust dated June 17, 2016

By: _____
Carla M. McCombs, Trustee

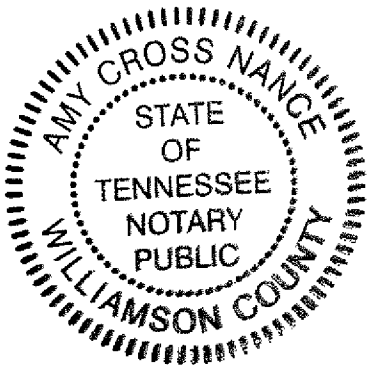
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of June, 2022, before me personally appeared Carla M. McCombs, Trustee of The Paul R. McCombs and Carla M. McCombs Revocable Living Trust dated June 17, 2016, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2022.

Notary Signature
My commission expires: 2/12/23



I, Sheri Engel, 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 this 30th day of June, 2022

Sheri Engel

Dated 6-30-22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 30th day of June, 2022

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

