THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340078** Karen Johnson Davidson County Batch# 894445 DEEDWARRSP 07/27/2022 09:59:52 AM 6 pgs Fees: $33.00 Taxes: $18,500.00 20220727-0085605	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $5,000,000.00. Katie Bradley Affiant Subscribed and sworn to before me, this 25 day of July, 2022. Notary Public My Commission Expires: VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

SPECIAL WARRANTY DEED

Address New Owner: 2120 Crestmoor Partners, LLC 601 11th Ave. N, Suite 500 Nashville, Tennessee 37234	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-10-0-130.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the **ESTATE OF JAMES RONALD HUNTER** (the "Estate"), by Pendleton Square Trust Company, LLC, Administrator C.T.A., **NUHAD KHOURY**, unmarried, a beneficiary of the Estate of James Ronald Hunter with respect to the Property (as defined below), and the **J.H.H. TRUST**, by Pendleton Square Trust Company, LLC and A. Michelle Poss as Co-Trustees of the J.H.H. Trust, a beneficiary of the Estate of James Ronald Hunter with respect to the Property (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **2120 CRESTMOOR PARTNERS, LLC, a Tennessee limited liability company** ("Grantee"), its successors, and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows (the "Property"):

Being part of Lot No. 4 of Block "B" on the Map of Hillsboro Views Development Company's Subdivision of record in Book 974, Pages 64 and 65, Register's Office for said County, as follows:

Said part of Lot No. 4 fronts 100 feet on the southerly side of Crestmoor Drive, as presently established and runs back 172.3 feet on the westerly line and 171.3 feet on the easterly line to a dead line measuring 100 feet thereon.

BEING THE SAME property conveyed to James Ronald Hunter, a single man, by Deed of Correction from Welch Family Real Estate Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20161117-0121420, in the Register's Office of Davidson County, Tennessee, dated November 16, 2016 and recorded on November 17, 2016.

The said James Ronald Hunter having died on January 6, 2017. The Last Will and Testament of James Ronald Hunter directed the Property to be distributed 60% to Nuhad Khoury and 40% to his minor son, J.H.H. Said Last Will and Testament being probated in the Seventh Circuit Court of Davidson County, Tennessee. An Order Approving Sale of the Crestmoor Road Property by Pendleton Square Trust Company, LLC, in its capacity as Administrator C.T.A. of the Estate, filed March 25, 2022, in Case No. 17P-74.

All parties join in this conveyance to convey any rights in said Property.

TO HAVE AND TO HOLD said Property with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

This is improved property located at 2120 Crestmoor Road, Nashville, TN 37215.

This conveyance is subject to the matters set forth below, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or

supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record:

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

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the Map of Hillsboro Views Development Company's Subdivision, as recorded in Plat Book 974, Page(s) 64 and 65.

3. Right for Slope Easement of record in Book 4105, Page 893, Register's Office for Davidson County, Tennessee.

4. Cross Easement Agreement of record in Book 5315, Page 651, Register's Office for Davidson County, Tennessee.

5. Rights of tenants in possession as "Tenants Only" under unrecorded leases.

The Estate covenants and binds itself and its successors to warrant specially and defend to Grantee, its successors and assigns, forever the title to the Property against the lawful claims of all persons claiming through or under the Estate (excluding claims arising out of the matters set forth above), but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 25th day of July, 2022.

[*Signature Pages Follow*]

ESTATE OF JAMES RONALD HUNTER

PSTC by Elizabeth B. Hickman

By: Elizabeth B. Hickman, Trust Officer of
Pendleton Square Trust Company, LLC, Administrator
C.T.A.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Elizabeth B. Hickman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trust Officer of Pendleton Square Trust Company, LLC, which is the Administrator C.T.A. of the Estate of James Ronald Hunter, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

Witness my hand, at office, this 25th day of July, 2022.

Nathan L Powers

Notary Public

My Commission Expires: _____

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THE J.H.H. TRUST, Beneficiary of the Estate of James Ronald Hunter

PSTC by
Elizabeth B. Hickman

By: Elizabeth B. Hickman, Trust Officer of
Pendleton Square Trust Company, LLC, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth B. Hickman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a Trust Officer at Pendleton Square Trust Company, LLC, who is Co-Trustee of the J.H.H. Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of July, 2022.

Nathan L Powers
Notary Public

My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

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THE J.H.H. TRUST, Beneficiary of the Estate of James Ronald Hunter

A. Michelle Poss Co-Trustee

By: A. Michelle Poss, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A. Michelle Poss, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is Co-Trustee of the J.H.H. Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of July, 2022.

Notary Public

My Commission Expires: 04/24/23

LUCAS B. WILLOUGHBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DEKALB

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Nuhad Khoury, Beneficiary of the Estate of James Ronald Hunter

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nuhad Khoury, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 22nd day of July, 2022.

Notary Public

My Commission Expires:



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