Karen Johnson Davidson County
Batch# 899812 DEEDWARRSP
08/05/2022 02:59:30 PM 4 pgs
Fees: $23.00 Taxes: $9,634.80
20220805-0089496

1st

This instrument prepared by and after recording, return to:
Tanner Hamilton
Bradley Arant Boult Cummings LLP
1600 Division Street, Suite 700
Nashville, Tennessee 37203

File No. 20211339CTN

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Schell Brothers Nashville LLC 20184 Phillips St. Rehoboth Beach, DE 19971	Same as new owner	086-00-0-178.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by Grantee (as hereafter defined), and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Claudine Williamson, an individual resident of the State of Tennessee** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey, to **Schell Brothers Nashville LLC, a Delaware limited liability company** ("Grantee"), its successors, heirs and assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property is improved real estate located in Davidson County, Tennessee.

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

Grantor covenants that it is lawfully seized in fee and possessed of the Property, that it has a good right to sell and convey the Property, and that except for real estate taxes for the taxable year 2022, a lien not yet due and payable, the real property is free from all encumbrances made or suffered by Grantor.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to said Grantee, Grantee's successors, heirs and assigns, against the lawful claims of all persons claiming **by, through or under Grantor, but no further or otherwise.**

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $2,604,000.00

Subscribed and sworn to before me this the 5th day of August, 2022.

DANA B. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/08/2025

Affiant

My commission expires: _____

Dana B. Smith
Notary Public

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of August 5, 2022.

GRANTOR:

Claudine Williamson

Claudine Williamson, an individual resident of the State of Tennessee

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, Brittany Manis, a Notary Public in and for said County and State, the within named Claudine Williamson, an individual resident of the State of Tennessee, the bargainor, 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 and official seal at Lebanon, Tennessee, this 4th day of August, 2022.

Brittany Manis

Notary Public

BRITTANY MANIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 8/29/2023

EXHIBIT A

LEGAL DESCRIPTION

Land in the 4th Civil District of Davidson County Tenn. Partially described by survey of E.L.Miller Jr. & Co dated 3/16/1966 and Partially by survey of Don Shanklin Engineering dated 3/24/1969 .

Beginning at a corner post on the Easterly margin of Tulip Grove Road, in the Northerly line of the Erwin Property and being the Southeast corner of the Tract set out in the above- mentioned E.L Miller, Jr. Survey; Thence with the Easterly margin of Tulip Grove Road, Northerly 578.8 ft to an iron Pin; thence North 74 deg 47 mins East 616.5 ft to an iron pin as shown by the Southerly Line of the tract set out in the above-mentioned Don Shanklin Survey. Thence North 83 deg 55 mins East 460.978 ft to an iron Pin; Thence North 4 deg 00 mins East131 Ftyto a post in the boundary of the Dies Property; thence with the Dies Property Boundary line, South 87 deg 50 mins East 964 ft with a fence line to a post in the Westerly Boundary of the Binkley Property; Thence, with the Binkley Property Line South 0 deg 45 mins East 960 ft to a corner-stone; Thence with the Boundary of the Ewin Property North 88 deg 00 mins West 2230 ft to the point of beginning.

Being the same property conveyed to Robert H. Williamson and Claudine D. Williamson, husband and wife, by deed of record in Instrument No. 20130410-0035321, Register's Office for Davidson County, Tennessee.

The same Robert H. Williamson has since died, and upon his death, title in and to the subject property vested solely in Claudine D. Williamson and the sole surviving tenant by the entirety.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 8/5/22 (date of document).

Affiant Signature

8/5/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

