RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 931287 DEEDWARR
10/19/2022 09:41:11 AM 5 pgs
Fees: $28.00 Taxes: $10,545.00
20221019-0113951

THIS INSTRUMENT PREPARED BY:
Frost Brown Todd LLC
Attn: Blake C. Bars
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
Taradiddle, LLC 1201 4th Avenue South, Ste. 116 Nashville, TN 37210	New Owner	071-12-0-120.00 071-12-0-119.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jerry F. Collier, Trustee, Yvonne C. Collier Marital Trust u/t/a dated November 18, 2019** ("Grantor"), has this day bargained and sold, and by these presents does transfer and convey unto **Taradiddle, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Real Estate"), together with all rights, title, privileges, benefits, interests, easements hereditaments, appurtenances and tenements thereunto belonging or pertaining and all buildings, structures, fixtures and other improvements located thereon, including without limitation all oil, gas, coal, mineral, and water rights pertaining to the Real Estate (such land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements, and interests being hereinafter referred to as the "Property")

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

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered. Grantor further covenants and binds itself, its heirs and personal representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

[Signatures Follow]

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed as of the 15th day of October, 2022.

GRANTOR:

YVONNE C. COLLIER MARITAL TRUST,
a Tennessee marital trust

By: Jerry F. Collier
Name: Jerry F. Collier
Its: Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, D. Dylan Potter, a Notary Public for the State and County aforesaid, Jerry F. Collier, Trustee, Yvonne C. Collier Marital Trust u/t/a dated November 18, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 18th day of October, 2022.

Notary Public

My Commission Expires: D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, D. Dylan Potter, a Notary Public for the State and County aforesaid, Jerry F. Collier, Trustee, Yvonne C. Collier Marital Trust u/t/a dated November 18, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained..

WITNESS MY HAND, at office, this 15th day of October, 2022.

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Million Eight Hundred Fifty Thousand and 00/100 Dollars ($2,850,000.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 18th day of October, 2022.

Notary Public

My Commission Expires: 4/27/2025

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Exhibit "A"

PARCEL 1

A LOT OR PARCEL OF LAND, BEING A PART OF LOT 1 ON THE PLAN OF THE DAVIS SUBDIVISION OF RECORD IN BOOK 8250, PAGE 659,
REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN MARKING THE NORTHEAST COMER OF THIS LOT AND THE SOUTHEAST CORNER OF LOT NO. 2 ON THE PLAN OF THE DAVIS SUBDIVISION OF RECORD IN BOOK 8250, PAGE 659, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE SOUTH 08 DEGREES 26 MINUTES 48 SECONDS WEST 107.23 FEET TO AN IRON PIN; THENCE NORTH 76 DEGREES 48 MINUTES 55 SECONDS WEST 244.97 FEET TO A POINT; THENCE NORTH 08 DEGREES 20 MINUTES 08 SECONDS EAST 107.23 FEET TO AN IRON PIN; THENCE WITH THE SOUTHERLY LINE OF LOT 2 ON SAID PLAN SOUTH 76 DEGREES 12 MINUTES 52 SECONDS EAST 245.85 FEET TO THE POINT OF BEGINNING.

PARCEL 2

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 100 FEET OF LOT NO. 3 ON THE PLAN OF WALNUT GROVE SUBDIVISION OF LOT NO. 5 OF THE STULL TRACT, AS OF RECORD IN BOOK 332, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF JONES AVENUE AND CHEROKEE AVENUE; THENCE WITH THE EASTERLY MARGIN OF JONES
AVENUE, SOUTHWARDLY 110 FEET TO THE NORTHERLY LINE OF LOT NO. 4; THENCE WITH SAID LINE EASTWARDLY 100 FEET; THENCE
NORTHWARDLY 113 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF CHEROKEE AVENUE; THENCE WITH SAID AVENUE, WESTWARDLY 100 FEET TO THE BEGINNING.

SAID REAL ESTATE ALSO DESCRIBED AS

PARCEL 1

LAND IN THE 5TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, KNOWN AS LOT 1 ON THE PLAN OF THE DAVIS SUBDIVISION OF RECORD IN BOOK 8250, PAGE 659, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, BEING LOCATED APPROXIMATELY 190 FEET SOUTH OF THE INTERSECTION OF JONES AVENUE AND CHEROKEE AVENUE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAGNETIC NAIL (FOUND) IN THE EASTERLY RIGHT-OF-WAY OF JONES AVENUE, SAID MAG NAIL ALSO BEING THE SOUTHWEST CORNER OF THE

HEREIN DESCRIBED PARCEL, THENCE, ALONG THE EASTERLY RIGHT-OF-WAY OF JONES AVE, NORTH 08 DEGREES 33 MINUTES 42 SECONDS EAST, 109.87 FEET TO A MAG NAIL (SET); THENCE, LEAVING SAID RIGHT-OF-WAY, SOUTH 75 DEGREES 45 MINUTES 32 EAST, 245.85 FEET TO AN IRON PIN (SET); THENCE, SOUTH 08 DEGREES 54 MINUTES 08 SECONDS WEST, 107.23 FEET TO AN IRON PIN (FOUND); THENCE, NORTH 76 DEGREES 21 MINUTES 35 SECONDS WEST, 244.97 FEET TO THE POINT OF BEGINNING, CONTAINING 0.61 ACRES, OR 26,528.16 SQUARE FEET, MORE OR LESS, ACCORDING TO A SURVEY BY JEFFREY A. LEOPARD, RLS NO. 2415, DATED JULY 20, 2022. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS, ETC. EITHER OF RECORD OR NOT OF RECORD.

PARCEL 2

LAND IN THE 5TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, BEING LOCATED AT THE SOUTHEAST INTERSECTION OF JONES AVENUE AND CHEROKEE AVENUE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL (SET) IN THE EASTERLY RIGHT-OF-WAY OF JONES AVENUE, SAID MAG NAIL ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, THENCE, ALONG THE EASTERLY RIGHT-OF-WAY OF JONES AVE. NORTH 08 DEGREES 33 MINUTES 42 SECONDS EAST, 83.88 FEET, TO A MAG NAIL (SET); THENCE, WITH A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 40.24 FEET, A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 54 DEGREES 40 MINUTES 29 SECONDS EAST, A CHORD LENGTH OF 36.04 FEET TO A MAG NAIL (SET); THENCE, SOUTH 79 DEGREES 12 MINUTES 44 SECONDS EAST, 74.29 FEET TO AN IRON PIN (SET); THENCE, SOUTH 08 DEGREES 33 MINUTES 42 SECONDS WEST, 115.94 FEET TO AN IRON PIN (SET); THENCE, NORTH 75 DEGREES 45 MINUTES 32 SECONDS WEST, 100.70 FEET TO THE POINT OF BEGINNING, CONTAINING 0.26 ACRES, OR 11,166.41 SQUARE FEET, MORE OR LESS, ACCORDING TO A SURVEY BY JEFFREY A. LEOPARD, RLS NO. 2415, DATED JULY 20, 2022. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS, ETC. EITHER OF RECORD OR NOT OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO RAYMOND E. DAVIS AND WIFE, JO ANN DAVIS VIA THE FOLLOWING TWO DEEDS (1) DEED FROM E.B. WILMORE AND WIFE, VIRGINIA WILMORE, RECORDED IN DEED BOOK 5102, PAGE 600 OF THE REGISTER OF DAVIDSON COUNTY, TENNESSEE, AND (2) WARRANTY DEED FROM FORREST THOMASON AND WIFE, LINDA R. THOMASON, RECORDED IN DEED BOOK 10310, PAGE 798 OF THE REGISTER OF DAVIDSON COUNTY, TENNESSEE.