THIS INSTRUMENT PREPARED BY:
Law Office of David A. Childress
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
615.386.9235

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )
The actual consideration or value, whichever is greater, for this transfer is $644,000.00.

James A Crossman
AFFIANT

Subscribed and sworn to before me this 16th day of November 2022.

Dana A Childress
Notary Public

My Commission Expires: 5/9/2023

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 942121 DEEDWARR
11/16/2022 03:38:16 PM 4 pgs
Fees: $23.00 Taxes: $2,382.80
20221116-0122164

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| Address New Owner(s) As Follows: | Send Tax Bills To: | Parcel ID Number |
|---|---|---|
| Jim Crossman Realty, LLC<br>102 Woodmont Blvd.<br>Suite 209<br>Nashville, TN 37205 | New Owner | 117-14-0-086.00 |

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# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

HENRY T. HURT, III, and wife, ELIZABETH B. HURT

(herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto

JIM CROSSMAN REALTY, LLC, a Tennessee limited liability company

(herein referred to as "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" hereto and incorporated herein by reference (the "Property").

The Property is improved property known as 2219 Abbott Martin Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever; and Grantors covenant

with the said Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; have a good right to convey the Property; and the same is unencumbered except as set out in EXHIBIT "B" attached hereto and incorporated herein by reference. Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the undersigned have executed this instrument this 16th day of November 2022.

HENRY T. HURT, III

ELIZABETH B. HURT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, HENRY T. HURT, III, and ELIZABETH B. HURT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

Witness my hand, at office, this the 16th day of November 2022.

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/2023

EXHIBIT "A"
*(to Warranty Deed)*

Legal Description

Land in Davidson County, Tennessee, being Lot 26, as shown on the map entitled Sugar Tree Subdivision, of record in Plat Book 1424, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 4046, PAGE 965, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to HENRY T. HURT and wife, WOODSON W. HURT, by deed from SIDNEY M. BLEICHER and wife, MILDRED K. BLEICHER, dated July 29, 1954, of record in Book 2292, Page 571, said Register's Office.

HENRY T. HURT having since died leaving WOODSON W. HURT as the surviving tenant by the entirety. WOODSON W. HURT having since died testate. Pursuant to the Last Will and Testament in Case No. 77474, said property was devised to her sons, HENRY T. HURT, III and JOHN W. HURT.

Further being the same property conveyed to HENRY T. HURT, III and wife, ELIZABETH B. HURT, by quitclaim deed from JOHN W. HURT, SR. unmarried, dated May 10, 1988, of record in Book 7557, Page 464, said Register's Office.

EXHIBIT "B"
*(to Warranty Deed)*

Exceptions

This conveyance is subject to the matters set forth below, if any, 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 right of ways for public utilities that appear in the appropriate public record.

1. General or special taxes and assessment required to be paid in the year 2023 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 1424, Page 100, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easement of record in Book 6919, Page 391, said Register's Office.

4. Easement for the flow of the water of SugarTree and the rights of the public therein.

5. Rights of upper and lower riparian owners to the flow of the water of SugarTree, free from diminution or pollution.

6. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of SugarTree.

7. Title to that portion of the land lying below the ordinary low water mark of SugarTree.