Karen Johnson Davidson County
Batch# 952615 DEEDWARR
12/16/2022 01:06:28 PM 5 pgs
Fees: $28.00 Taxes: $25,530.00
20221216-0130368

This instrument prepared by, and return recorded document to:

Jimar A. Sanders
Waller Lansden Dortch & Davis, LLP
633 Chestnut Street, Suite 1400
Chattanooga, Tennessee 37450

| Name and Address of New Property Owner: | Send Tax Bills To: | Map and Parcel Number |
|---|---|---|
| Sara Darby Smith and Thomas Michael Horrell, as tenants in common<br>114 Bellebrook Circle<br>Nashville, Tennessee 37205 | Sara Darby Smith and Thomas Michael Horrell, TIC<br>c/o Horrell Company<br>3030 Sidco Drive<br>Nashville, TN 37204 | 119 10 0 242.00 |

## GENERAL WARRANTY DEED

STEPHEN H. HORRELL and FRED T. HORRELL, as tenants in common (individually and collectively, "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto SARA DARBY SMITH and THOMAS MICHAEL HORRELL, as tenants in common (individually and collectively, "Grantee"), the real property described in Exhibit A attached hereto, which is commonly known as 2832 Logan Street, Nashville, TN 37211, together with the buildings and improvements thereon, and all appurtenances of said real property, including and subject to any and all easements, prescriptive rights or rights-of-way relating thereto, and all right, title, and interest, if any, of Grantor in and to the land lying within any street or roadway adjoining said real property or any vacated or hereafter vacated street or alley adjoining said real property (collectively, the "Property").

TO HAVE AND TO HOLD the Property, unto Grantee and its successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend the Property unto Grantee and its successors and assigns against the claims of all persons whomsoever.

[Signature Appears on the Following Page]

IN WITNESS WHEREOF, this General Warranty Deed has been executed to be effective as of December 13th, 2022.

STEPHEN H. HORRELL

FRED T. HORRELL

STATE OF TENNESSEE )

COUNTY OF Davidson )

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared STEPHEN H. HORRELL, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and official seal at office at Nashville, Tennessee on this the 13th day of December, 2022.

Notary Public

Commission Expires: 3-3-2026

RAQUEL LESHIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE )

COUNTY OF Davidson )

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared FRED T. HORRELL, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and official seal at office at Nashville, Tennessee on this the 13th day of December, 2022.

Notary Public

Commission Expires: 3-3-2026

RAQUEL LESHIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

**OATH OF CONSIDERATION**

STATE OF Tennessee )

COUNTY OF Davidson )

I HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $6,900,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Sara Darby Smith

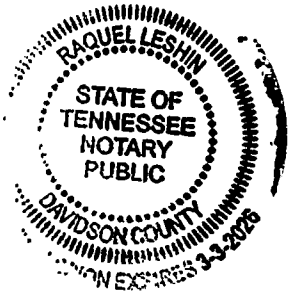
SARA DARBY SMITH

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF DECEMBER, 2022.

Raquel Leshin

NOTARY PUBLIC

My Commission expires: 3-3-2024



## OATH OF CONSIDERATION

STATE OF California )

COUNTY OF San Diego )

I HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $6,900,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

THOMAS MICHAEL HORRELL

## CALIFORNIA ACKNOWLEDGMENT

*A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

STATE OF CALIFORNIA )
) SS.
COUNTY OF San Diego )

On December 14, 2022, before me, Jeff Dewitt, Notary Public, personally appeared Thomas Michael Horrell who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

JEFF DEWITT
COMM. # 2282385
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires APR 5, 2023

## EXHIBIT A

## LEGAL DESCRIPTION

Beginning at an iron pin on the westerly margin of Logan Street and the easterly side of the McKnight Property. As of record in Book 7273. Page 149, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Thence N 07° 16' 36" E, 87.57 feet to an iron pin; thence S 82° 17' 48" W, 621.64 feet to an iron pin; thence S 06° 27' 53" W, 210.00 feet to an iron pin; thence N 82° 17' 44" W, 426.48 feet to an iron pin; thence N 07° 36' 29" E, 126.55 feet to an iron pin; thence N 83° 30' 00" W, 198.88 feet to the point of beginning, containing 106,118.68 square feet more or less or 2.44 acres more or less.

Being part of the same property conveyed to STEPHEN H. HORRELL AND FRED T. HORRELL as tenants-in-common by Warranty Deed, dated as of March 31, 2006, from HORRELL PROPERTIES, INC. and recorded as Instrument No. 20060405-0039244, Register's Office of Davidson County, Tennessee.