Karen Johnson Davidson County
Batch# 954453 DEEDWARR
12/22/2022 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20221222-0132128

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Davidson Healthcare Properties, Inc.	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME) 1626 Jeurgens Ct	(NAME)	162-00-0-068.00
(ADDRESS) Norcross, GA 30093	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Cordelia Maxwell, unmarried, Andrea Jones, and Benjamin G Maxwell, Jr.** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Davidson Healthcare Properties, Inc., a Georgia For Profit Corporation,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being in the 5th Civil District of Davidson County and State of Tennessee, described as follows:

Beginning at a railroad spike in the center of Benzing Road at Jordan's Northwest corner; thence with the said Jordan's West line South 2 degrees 15 minutes West 1027 feet to a stone in a gully with a poplar tree pointer, the corner of a 4.5+ acre tract of W.M. Watson's; thence with the center of sad gully South 83 degrees West 425 feet to the center of a branch; thence with the center of said branch and a dug ditch North 10 degrees West 432 feet; thence continuing with said ditch or branch North 15 degrees East 360 feet to a point in the center of Sinking Creek, Thence down the center of said Creek North 40 degrees and 45 minutes East 55 feet to the center of Benzing Road; thence along the center of said Benzing Road North 35 degrees East 250 feet to a point; thence continuing with said Road North 49 degrees 15 minutes East 100 feet, North 86 degrees East 1 00 feet, and South 82 degrees East 70 feet to point of beginning, containing 10.2+ acres.

Less and Except: Right of Way Deed of record in Book 2481, Page 16 and Property Conveyed in Warranty Deed of record in Book 7894, Page 873, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Grover B. Maxwell by Warranty deed of record in Book 4824, page 651, Register's Office for Davidson County, Tennessee, recorded on June 13, 1974.

Grover B. Maxwell having since died on or about January 19, 2021. Leaving Cordelia Maxwell, Andrea Jones and Benjamin G Maxwell, Jr. as his heirs by Affidavit of Heirship recorded in Instrument No. 20210720-0097437. Grantors warrant that this property is not their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1511 Bell Rd. Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and

the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, its 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.

Witness my hand this 21st day of December, 2022.

Cordelia Maxwell

Cordelia Maxwell

Andrea Jones

Andrea Jones

Benjamin G. Maxwell Jr.

Benjamin G Maxwell, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Cordelia Maxwell, Andrea Jones, Benjamin G Maxwell, Jr., with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of December, 2022.

Cari Allen

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Nelson White, 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 12/21/2022.

Affiant Signature

12/21/2022
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 21 day of December, 2022.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25