Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 966230 DEEDWARR
02/01/2023 11:45:45 AM 4 pgs
Fees: $23.00 Taxes: $3,237.50

20230201-0007427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0770

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Atlas Investments, LLC	New Owner	Map: 13305007400
(NAME) 5235 Lysander Lane	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($875,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DONALD SUMMAR, II, TRUSTEE OF THE SIDNEY HART TILLMAN TESTAMENTARY TRUST "A" AND DONALD SUMMAR, II, TRUSTEE OF THE GEORGE NEWTON TILLMAN TESTAMENTARY TRUST "A", NORA TILLMAN SUMMAR, SIDNEY LOUISE TILLMAN, AND NEWTON TILLMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ATLAS INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Allied Industrial Park, Section 7, as of record in Book 3842, Page 179, Register's Office of said County.

Said Lot No. 20 fronts 90.00 feet on the southerly side of Atlas Drive, and extends back between lines, 247.98 feet on the easterly line and 250.00 feet on the westerly line, to a line in the rear on which it measures 90.02 feet thereon.

Being the same property conveyed to Sidney Hart Tillman and husband, George Newton Tillman, a one-half (1/2) undivided interest each as tenants in common, by Quitclaim Deed from C.Y. Hart Distributing Co., a Tennessee corporation, of record in Book 9946, Page 748, dated December 29, 1995, Register's Office for said County. See also Warranty Deed of record in Book 4369, Page 76, said Register's Office. The said Sidney Hart Tillman died testate on November 2, 2010, and the Will was admitted to Probate as Probate No. 2010-PR-5909 of record in Probate Court of Williamson County, Tennessee. The Grantor herein executes this instrument as Trustee of The Sidney Hart Tillman Testamentary Trust "A". The said George Newton Tillman died testate on October 29, 2020, and the Will was admitted to Probate as Probate No. 2020-PR-11366 of record in Probate Court of Williamson County, Tennessee. The Grantor herein executes this instrument as Trustee of The George Newton Tillman Testamentary Trust "A".

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3842, Page 179, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 445 Atlas Dr., Nashville, TN 37211
(House No.) (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, their heirs 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 our hands this 30th day of January, 2023.

Donald Summar, II, Trustee of The Sidney Hart Tillman Testamentary Trust "A"

Donald Summar, II, Trustee of The George Newton Tillman Testamentary Trust "A"

Nora Tillman Summar

Sidney Louise Tillman

Newton Tillman, Jr.

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Donald Summar, II, Trustee of The Sidney Hart Tillman Testamentary Trust "A", with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Trustee, of The Sidney Hart Tillman Testamentary Trust "A", and that he as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Donald Summar, II, as Trustee.

Witness my hand and official seal this 30th day of January, 2023.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Donald Summar, II, Trustee of The George Newton Tillman Testamentary Trust "A", with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Trustee, of The George Newton Tillman Testamentary Trust "A", and that he as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Donald Summar, II, as Trustee.

Witness my hand and official seal this 30th day of January, 2023.

My commission expires: 11/2/26

Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nora Tillman Summar, Sidney Louise Tillman, and Newton Tillman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of January, ~~2023.~~

Notary Public

My Commission Expires:

11/2/26

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY