THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

Karen Johnson Davidson County
Batch# 975572 DEEDWARR
03/01/2023 12:33:30 PM 8 pgs
Fees: $43.00 Taxes: $11,877.00
20230301-0014611

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
2141 Belcourt Ave, LP 3074 Greenwood Circle Franklin, Tennessee 37064	Same	104-07-0-517.00

FOR AND IN CONSIDERATION of the sum of Three Million Two Hundred Ten Thousand and 00/100 Dollars ($3,210,000.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SANDRA EATHERLY CANTRELL, TRUSTEE FOR THE J.D. RIVERGATE LAND TRUST, as to a fifty percent (50%) undivided tenant-in-common interest, and SANDRA EATHERLY CANTRELL, TRUSTEE OF THE J.D. EATHERLY FAMILY TRUST DATED JANUARY 22, 2022, as to a fifty percent (50%) undivided tenant-in-common interest (collectively, "Grantor"), have bargained and sold, and by these present, transfer and convey unto 2141 BELCOURT AVE, LP, a Tennessee limited partnership ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

SEE ATTACHED EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The Subject Property is improved property known as 2141 Belcourt Avenue, Nashville, Tennessee 37212. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds itself and its heirs, successors and assigns, to warrant and forever defend the title to the Subject Property to Grantee, its successors and assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

<Signatures and notary acknowledgments appear on the following pages.>

IN WITNESS WHEREOF, Grantor has hereunto set its signatures, effective the 28 day of February, 2023.

GRANTOR:

Sandra Eatherly Cantrell, Trustee for The J.D. Rivergate Land Trust

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, Josh Hankins, the Undersigned Notary Public of said County and State, personally appeared Sandra Eatherly Cantrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of THE J.D. RIVERGATE LAND TRUST, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Trustee.

Witness my hand and seal, at Office in Nashville, Tennessee, this 24 day of February, 2023.

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 10-21-25

Notary Public

My Commission Expires: 10/21/25

GRANTOR:

Sandra Eatherly Cantrell, Trustee for The J.D. Eatherly Family Trust dated January 22, 2022

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, Josh Hankins, the Undersigned Notary Public of said County and State, personally appeared Sandra Eatherly Cantrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of THE J.D. EATHERLY FAMILY TRUST DATED JANUARY 22, 2022, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Trustee.

Witness my hand and seal, at Office in Nashville, Tennessee, this 24 day of February, 2023.

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 10-21-2025

Notary Public

My Commission Expires: 10/21/25

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Three Million Two Hundred Ten Thousand and 00/100 Dollars ($3,210,000.00).

AFFIANT

Sworn to and subscribed before me, this 21st day of February, 2023.

Notary Public

My Commission Expires: 10/22/2025

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being the west 90 feet of Lot No. 7 and the east 40 feet six (6) inches of Lot 8 on the Plan of E. C. Scruggs Lots, as of record in Book 57, Page 114, Register's Office for said County.

SAID parts of said lots adjoin and front 130 feet 6 inches on the south side of Belcourt Avenue and run back between parallel lines, 138 feet to an alley.

BEING the same property conveyed to Quenton Pulliam and J. D. Eatherly, Co-Trustees, by deed from St. Thomas Hospital, a Tennessee Corporation, of record in Book 4517, page 729, dated June 22, 1971, said Register's Office.

BEING further conveyed to Pulliam and Eatherly Partners, a Tennessee general partnership composed of J. D. Eatherly Trust under the will of Quenton Pulliam Sr. of which Helen Ann L. Pulliam, Quenton Pulliam, Jr. and Marshall Scott Pulliam are trustees, and Irrevocable Trust for Quenton Pulliam, Jr. and Marshall Scott Pulliam of which Quenton Pulliam, Jr. and Marshall Scott Pulliam are Trustees, by quitclaim deed from J. D. Eatherly and Quenton Pulliam, Jr. as Trustees, pursuant to an Acknowledgment of Termination of Trust (of record in Book 8203, page 491), of record in Book 8203, page 496, dated September 17, 1990, said Register's Office.

BEING further conveyed to J.D. Eatherly, as to a fifty (50%) percent undivided interest, Quenton Scott Pulliam and Justin Samuel Pulliam, Co Trustees of the Residuary Trust u/w/o Quenton Pulliam, as to a twenty-seven and one-half (27.50%) percent undivided interest and Brenda Ann Pulliam, Quenton Scott Pulliam and Justin Samuel Pulliam, Co-Personal Representatives of the Estate of Quenton Pulliam, Jr. as to a twenty-two and one-half (22.50%) percent undivided interest, as tenants in common, by quitclaim deed from Pulliam and Eatherly Partners, a Tennessee general partnership composed of J.D. Eatherly, Quenton Scott Pulliam and Justin Samuel Pulliam, Co-Trustees of the Residuary Trust u/w/o Quenton Pulliam, Sr. and Brenda Ann Pulliam, Quenton Scott Pulliam and Justin Samuel Pulliam, Co-Personal Representatives of the Estate of Quenton Pulliam, Jr., General Partners, by quitclaim deed of record in Instrument No. 20160222-0016597, dated February 16, 2016, said Register's Office.

BEING further conveyed to Steve Eatherly, Trustee for the J.D. Rivergate Land Trust, a one-half (1/2) undivided interest, by Special Warranty deed from Quenton Scott Pulliam and Justin Samuel Pulliam, Co-Trustees of the Residuary Trust u/w/o Quenton Pulliam and Brenda Ann Pulliam, Quenton Scott Pulliam and Justin Samuel Pulliam, Co-Personal Representatives of the Estate of Quenton Pulliam Jr., of record in Instrument No. 20160222-0016598, dated February 16, 2016, said Register's Office. Steve Eatherly having since died on or about September 21, 2020, leaving Sandra Eatherly Cantrell as Successor Trustee.

BEING further conveyed to J.D. Eatherly, Trustee of the Eatherly Living Trust dtd 7/13/18, by quitclaim deed from J.D. Eatherly (all of his interest), of record in Instrument No. 20200507-0047503, dated September 21, 2018, said Register's Office. J.D. Eatherly died on or about January

22, 2022, leaving Sandra Eatherly Cantrell as Trustee. See also Quitclaim Deed conveying said property to Sandra Eatherly Cantrell, Trustee of the J.D. Eatherly Family Trust dated January 22, 2022, by Sandra Eatherly Cantrell, Trustee of the Eatherly Living Trust u/a/d July 13, 2018, of record as Instrument No. ____202303010014610_____, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

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

2. All applicable governmental and zoning regulations.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Subject Property that would be disclosed by an accurate and complete survey of the Subject Property.

4. Matters shown on the Plan of record in Plat Book 57, page 114, said Register's Office.

5. Rights and interests of one or more residential tenants under one or more unrecorded, written leases.

Certificate of Authenticity

I, Seth Dearinger, do hereby make oath that I am 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 2/24/2023

2/27/2023

Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of February , 2023

Notary's Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2025