WARRANTY DEED

Karen Johnson Davidson County
Batch# 979234 DEEDWARR
03/10/2023 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20230310-0017403

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF March, 2023

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

CHARLIE FRANKLIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

MST 2022-1740

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Site Rite, LLC	Same as New Owner	160-06-0-018-00
(NAME)	(NAME)	
315 Wilhagan Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, WE, **William Q. Acree,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Site Rite, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 185 on the Plan of Oak Hill Estates, Section 1 of record in Plat Book 3700, Page 118, 119 and 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dr. Maurice M. Acree, Jr., an unmarried man by Warranty deed from Thomas P. Roth and wife, Seleah A. Roth of record in Book 4702, page 829, Register's Office for Davidson County, Tennessee, dated April 30, 1973 and recorded on April 30, 1973.

Abstract of Revocable Trust Agreement for the Clara Carter Acree Living Trust, created by the Trustor, Clara Carter Acree, on the 14th of July, 1993 of record in Book 9352, Page 425, in the Register's Office for Davidson County, Tennessee.

Clara Patterson Carter Acree died intestate May 18, 1999.

Being the same property conveyed to Maurice Mason Acree, Jr., Trustee of the Maurice Mason Acree, Jr., Revocable Trust dtd 4/19/02 by Quitclaim deed from Dr. Maurice Mason Acree, Jr., unmarried of record in Instrument No. 20021120-0143855 Register's Office for Davidson County, Tennessee, dated August 1, 2002 and recorded on November 20, 2002.

Being the same property conveyed to June P. House and Mary Beth Boone Co-Trustees of the Clara C. Acree Generation Skipping Tax Trust by Quitclaim deed from June P. House and Mary Beth Boone, Co-Trustees of The Maurice M. Acree, Jr., Revocable Trust U/A Agreement dated 04/19/02, as Restated on 3/19/04 and the First Amendment thereto on 3/09/06 and as Co-Conservators of the Property of Maurice M. Acree, Jr. of record in Instrument No. 20101228-0103023 Register's Office for Davidson County, Tennessee, dated December 27, 2010 and recorded on December 28, 2010.

Maurice Mason Acree, Jr. died March 8, 2013, his estate being administered through Knox County Probate Court, Docket No. 74123-1.

Being the same property conveyed to Cynthia A. Marshall, Trustee of the Clara C. Acree Generation Skipping Tax Trust by Quitclaim deed from June O, House and Mary Beth Boone, Co-Trustees of the Clara C. Acree Generation Skipping Tax Trust of record in Instrument No. 20130417-0038078 Register's Office for Davidson County, Tennessee, dated March 19, 2013 and recorded on April 17, 2013.

Being the same property conveyed to William Q. Acree, as Successor Trustee by Quitclaim deed from William Q. Acree, Successor Trustee of the Clara Carter Acree Living Trust of record in Instrument No. 20131203-0123304 Register's Office for Davidson County, Tennessee, dated April 18, 2013 and recorded on December 3, 2013.

Deed of Correction (as to the Grantee name Instrument No. 20131203-0123304) of record in Instrument Number 20170830-00895280, in the Register's Office for Davidson County, Tennessee, changing Grantee name to William Q. Acree.

Notice of Revised and Amended Disclaimer by John Donnally Acree, also known as John Don Acree and Don Acree, by reason of the death of Maurice Mason Acree, Jr., of record in Instrument Number 20131206-0124523, in the Register's Office for Davidson County, Tennessee.

Appointment of Trustee to Fill Vacancy in Office of record in Instrument Number 20210528-0072315, in the Register's Office for Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2022, a lien due and payable, but not delinquent. Taxes for the year 2021, a lien due and payable, and now delinquent. Subject to all matters shown on the Plan of record in Plat Book 3700, Page 118, 119 and 120, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4122, Page 739, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Deed of Conveyance for water mains to Oak Hill Estates owners of record in Book 4385, Page 463, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7834, Page 174, in the Register's Office for Davidson County, Tennessee.

This property, known as 812 Forest Hills Drive, Nashville, TN 37220-2102

(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, 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 my/our hand(s) this 3rd DAY OF MARCH, 2023.

William Q. Acree

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, William Q. Acree, 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 at office, this 3rd day of March, 2023.

Notary Public

My commission expires: 4/24/25

Amelia Swanson State of Tennessee Notary Public Williamson County (SEAL)

True Copy Certification

I, Yvette Meldrum, 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 March 9, 2023.

Affiant Signature

March 9, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of March 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025