Karen Johnson Davidson County
Batch# 980182 DEEDWARR
03/13/2023 02:33:30 PM 6 pgs
Fees: $33.00 Taxes: $2,368.00
20230313-0018139

This instrument was prepared by R. Mitchell Ross of the law firm of Mitchell, Ross, Rocconi & McMillan, PLLC, 107 North Third Street, Post Office Box 925, Clarksville, Tennessee 37041-0925.

WARRANTY DEED

THIS DOCUMENT WAS PREPARED WITHOUT A TITLE EXAMINATION AND THE PROPERTY LEGAL DESCRIPTION HEREIN WAS FURNISHED BY THE PARTIES HERETO. THE DRAFTER OF THIS INSTRUMENT IS NOT THE PERSON RESPONSIBLE FOR CLOSING THE TRANSACTION AND WILL NOT BE CONSTRUED AS A PERSON REQUIRED TO REPORT THIS TRANSACTION UNDER IRS §5064 (E) OR OTHER APPLICABLE LAW.

MAIL TAX STATEMENTS TO:

Hold 2023-3, LLC
1420 North Lamar Blvd.
Oxford, TN 37072

OWNER AND PROPERTY ADDRESS:

Hold 2023-3, LLC
434 N. Main Street/Main Street
Goodlettsville, TN 37072

ELIZABETH ANN WEBSTER, ET AL

TO: HOLD 2023-3, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **ELIZABETH ANN WEBSTER, CAROLYN JEAN WHITTAKER AND GLEN BARRY HARRIS, EACH INDIVIDUALLY AND AS SOLER HEIRS AT LAW OF AVIS KATHLEEN HARRIS, ALSO KNOWN AS KATHLEEN H. HARRIS,** as **Grantor** and in this deed called the **"Grantor"**, has this day bargained and sold and does hereby transfer and convey unto **HOLD 2023-3, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY**, **Grantee** and in this deed called the **"Grantee"**, in fee simple absolute, and unto **Grantee's** successors and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated in the Tenth (10^{th}) Civil District of Davidson County, Tennessee and has Map and Parcel numbers 018-16-0-074.00 and 018-16-0-075.00 assigned by the Assessor of Property for Davidson County, Tennessee, to-wit:

Tract I:
A tract of land in the 10th Civil District of Davidson County, Tennessee, in the town of Goodlettsville, and more particularly described as Tract I according to a survey by L.B. Petty, Surveyor, January 30, 1957, and more particularly described as follows:

BEGINNING at a point on the Westerly margin of Dickerson Road, or Main Street, at its intersection with Brick Church Pike; thence following said Dickerson Road, South 14 degrees East 100 feet to a point; thence South 79 degrees West 226 feet to a point; thence

North 9 degrees West 100 feet to the Southerly margin of Brick Church Pike; thence North 79 degrees East 217 feet to the point of beginning, and containing 0.51 acres, more or less.

Being the same property conveyed to Elizabeth Ann Webster, Carolyn Jean Whittaker and Glen Barry Harris as tenants in common, each owning an undivided one-third (1/3) interest by Warranty Deed from Robert S. Moon, Trustee of the Robert S. Moon Revocable Living Trust of record in Instrument No. 20021115-0141522 Register's Office for Davidson County, Tennessee, dated October 11, 2002 and recorded on November 15, 2002.

Tract II:
A tract of land in the 10th Civil District of Davidson County, Tennessee, in the Town of Goodlettsville, and more particularly described as Tract II according to a survey by L.B. Petty, Surveyor, January 30, 1957, and more particularly described as follows:

Beginning at a point on the Westerly margin of Dickerson Road, or Main Street; at a point 100 feet South 14 degrees East from Brick Church Pike; thence following said Dickerson Road, South 14 degrees East 117 feet to a point; thence South 79 degrees West 249 feet to a point; thence North 9 degrees West 116 feet to a point; thence North 79 degrees East 239 feet to a point of beginning, containing 0.66 acres, more or less.

Being the same property conveyed to William C. Harris and wife, Kathleen H. Harris by Warranty Deed from D. E. McCoin and wife, Francis L. McCoin of record in Book 2736, Page 551, Register's Office for Davidson County, Tennessee, dated June 03, 1957 and recorded on February 3, 1958. The said William C. Harris died on January 25th, 1993 and was survived by Kathleen H. Harris leaving her as the sole owner by virtue of her being the surviving tenant by the entirety. Kathleen H. Harris died on May 11, 2011 and devised her interest in subject real estate to the Grantees herein pursuant to her Will as probated in the Circuit Court for Davidson County, Tennessee in file No. 11P-895. Reference is further made to an Affidavit of Heirship of record as Instrument Number 20230313-0018041 , Register's Office for Davidson County, Tennessee.

Tract II-A:
Land in Davidson County, Tennessee being a tract of land in the 10th Civil District of said County, in the Town of Goodlettsville, and more particularly described according to a survey by L.B. Petty, Surveyor, January 30, 1957, and more particularly described as follows:

Beginning at a point on the Westernly margin of Dickerson Road, or Main Street, at a point South 14 degrees East 217 feet from Brick Church Pike; thence following said Dickerson Road, South 14 degrees East 75 feet to the Southeast corner of this tract; thence South 79 degrees West 256 feet more or less to the Eastern boundary line of the property conveyed to Henry B. Baker and wife, of record in Book 2637, Page 367, R.O.D.C., Tennessee; thence North 9 degrees West, with said Baker's line, 75 feet to a point; thence North 79 degrees East 249 feet to the point of beginning.

Being the same property conveyed to William C. Harris and wife, Kathleen H. Harris by Deed from Raymond M. Behel and wife, Edith H. Behel of record in Book 3128, Page 67, Register's Office for Davidson County, Tennessee, dated August 29, 1950 and recorded on August 30, 1950. The said William C. Harris died on January 25th, 1993 and was survived by Kathleen H. Harris leaving her as the sole owner by virtue of her being the surviving tenant by the entirety. Kathleen H. Harris died on May 11, 2011 and devised her interest

in subject real estate to the Grantees herein pursuant to her Will as probated in the Circuit Court for Davidson County, Tennessee in file No. 11P-895. Reference is further made to an Affidavit of Heirship of record as Instrument Number 20230313-0018041, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with any and all improvements thereon unto **Grantee**, in fee simple absolute, and unto **Grantee's** heirs and assigns forever.

SUBJECT to Agreement for Dedication of Easement for Sanitary Sewer of record in Book 4468, Page 394 and Book 4468, Page 422, both of record in the Register's Office for Davidson County, Tennessee, **GRANTOR COVENANTS** that **Grantor** is lawfully seized and possessed of said real estate; that **Grantor** has a good and lawful right to convey the same; that this real estate is unencumbered; and, that **Grantor** will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year are to be pro-rated by the parties herein.

IN WITNESS WHEREOF, **Grantor** has affixed **Grantor's** signature on this the 28 day of February, 2023.

GRANTOR:

Elizabeth Ann Webster
ELIZABETH ANN WEBSTER

Carolyn Jean Whittaker
CAROLYN JEAN WHITTAKER

Glen Barry Harris
GLEN BARRY HARRIS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Elizabeth Ann Webster, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained on this 28 day of February, 2023.

NOTARY PUBLIC **SEAL**

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Carolyn Jean Whittaker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained on this 28 day of February, 2023.

NOTARY PUBLIC **SEAL**

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Glen Barry Harris, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained on this 28 day of February, 2023.

NOTARY PUBLIC **SEAL**

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF Lafayette

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being **Grantee**, **Grantee's** agent or a trustee acting for **Grantee**, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$640,000.00.**

AFFIANT

SWORN AND SUBSCRIBED TO before me on this the 28th day of February, 2023.

Kathryn Blalack
NOTARY PUBLIC **SEAL**

Commission expires: 10/31/2023

STATE OF MISSISSIPPI
KATHRYN BLALACK
NOTARY PUBLIC
ID No. 158682
Commission Expires
October 31, 2023
LAFAYETTE COUNTY

Tennessee Certification of Electronic Document

I, Will Rogers, 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 February 28, 2023 (date of document).

Affiant Signature

February 28, 2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of February, 2023

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY