Karen Johnson Davidson County
Batch# 1032852 DEEDWARR
08/01/2023 08:43:30 AM 5 pgs
Fees: $28.00 Taxes: $6,660.00
20230801-0059126

GENERAL WARRANTY DEED

To: Ethel North, LLC

From: Calvin Robinson Dyer

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Ethel North, LLC 1130 Oman Drive Brentwood, TN 37027	Same	Map 159 Parcel 058.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,800,00.00

C. Mark Carver
Affiant

Sworn to and subscribed before me, this 31st day of July, 2023.

Kitty Martin
Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Calvin Robinson Dyer**, an individual (the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Ethel North, LLC**, a Tennessee limited liability company (the "Buyer"), and Buyer's successors and assigns a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 1130 Oman Drive, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant and defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons. 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.

IN WITNESS WHEREOF, Seller has caused this General Warranty Deed to be executed effective as of the 31st day of July, 2023.

SELLER:

Calvin Robinson Dyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Calvin Robinson Dyer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of July, 2023.

Notary Public

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

My Commission Expires: 10-2-2023

EXHIBIT A

PROPERTY DESCRIPTION

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, Surveyor, June 1, 1954, as follows: Beginning at a point in the center of Oman Memorial Drive at the southeast corner of a 1.33 acre tract of land conveyed to Andrew E. Price and wife, of record in Book 2280, Page 424, Register's Office for said County, said point being 665 feet easterly from the intersection of the center line of said Drive and the center line of Granny White Pike; thence with the eastern boundary line of said Price Property; north 11 deg. 58' west 318.6 feet to the northeast corner of said Price Property; said point being in the southern boundary line of the Eddy Arnold Property; thence with said Arnold's line, north 68 deg. 35' east 238 feet to an iron pin; thence south 11 deg 58' east 355.5 feet to the center of said Drive; thence with the center of said Drive, south 78 deg. 02' west 235 feet to the beginning.

Being the same property conveyed to CALVIN DYER AND JOAN PENNINGTON, by deed from JAMES R. HART, AN UNMARRIED MAN, of record in Instrument No. 20030525-0066664, dated May 9, 2003, said Register's Office.

Further being the same property conveyed to CALVIN ROBINSON DYER, by quitclaim deed from MARY JOAN PENNINGTON of record in Instrument No. 20140314-0021389, dated October 17, 2013, said Register's Office. Joan Pennington is one and the same as Mary Joan Pennington.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2023 from any applicable government entity, including, without limitation, Davidson County, Tennessee, and City of Nashville, Tennessee.

Certificate of Authenticity

I, Lisa Farris, 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 7/31/23.

Date

Lisa Farris

Affiant Signature

7/31/23

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 31st day of July, 2023.

Notary's Signature

My Commission Expires: 05/05/23

Date

Notary's Seal (if on paper)

