WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $600,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST ~~DAY OF~~ AUGUST, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/19/24

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-2968JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Curtis M. Groves and Jill K. Molteni	Curtis Groves	090 12 0 325.00
540 & 542 Foundry Drive	108 Huffman Park	
Nashville, TN 37209	Lynchburg, TN 37352	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BARBARA WILSON

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

THE GROVES PARTNERS FAMILY TRUST, UAD APRIL 19, 2022

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

SEE EXHIBIT "A"

This is Improved property known as 540 & 542 Foundry Drive, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 31st day of July, 2023.

Barbara Wilson

Barbara Wilson

Karen Johnson Davidson County
Batch# 1033350 DEEDWARR
08/01/2023 03:52:30 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20230801-0059445

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, BARBARA WILSON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of July, 2023.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

23-2968JV

EXHIBIT A - LEGAL DESCRIPTION

Parcel 1: 090 12 0 325.00

Land in Davidson County, Tennessee, being Lot No. 41 on the plan of Charlotte Park Annex of record in Book 3700 at Page 49, Register's Office for said County.

Said Lot No. 41 fronts 55 feet on the Easterly margin of Foundry Drive and extends back 181.3 feet on the Northerly line and 178.8 feet on the Southerly line to a dead line in the rear, measuring 55.10 feet thereon.

Being the same property conveyed to Alvin Wilson and wife, Barbara Wilson, by Warranty Deed from J.C. Howard and wife, Jean H. Howard, as Tenants in Common, of record in Book 8444, Page 38, as re-recorded in Book 8479, Page 273, in the Register's Office for Davidson County, Tennessee, dated September 16, 1991 and recorded on September 17, 1991. The said Alvin Wilson died on July 30, 2011, leaving Barbara Wilson as surviving tenant by the entirety.

Parcel 2: 090 12 0 326.00

Being Lot No. 40 on the plan of Charlotte Park Annex, of record in Book 3700, Page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 72.44 feet on the Southeasterly margin of Foundry Drive and extends back between two lines, 181.3 feet on the Southwesterly line and 182.5 feet on the Northeasterly line to a broken line in the rear measuring 72.5 feet thereon.

Being the same property conveyed to Alvin Wilson and wife, Barbara Wilson, by Warranty Deed from Orbon L. Gilbert and wife Dorothy L. Gilbert, of record in Book 8832, Page 67, in the Register's Office for Davidson County, Tennessee, dated January 4, 1993 and recorded on January 5, 1993. The said Alvin Wilson died on July 30, 2011, leaving Barbara Wilson as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Charlotte Park Annex, as recorded in Plat Book 3700, Page(s) 49.

3. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3963, Page 586.

4. No coverage is provided as to the amount of acreage or square footage of the land.

I Lisa Allard, 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 August 1, 2023.

Lisa Allard, Affiant August 1, 2023

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02/19/2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this August 1, 2023.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024