1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 5-20831-CC

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
17th Floor, 150 Third Avenue South
Nashville, Tennessee 37201
(615) 244-4994

Karen Johnson Davidson County
Batch# 1044669 DEEDWARRSP
08/31/2023 10:19:30 AM 7 pgs
Fees: $38.00 Taxes: $4,440.00
20230831-0068235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

AFFIANT

Subscribed and sworn to before me this 25th day of August 2023.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3/3/2025

Address new owner as follows:
Seo Investments, G.P.
5215 Harding Road
Nashville, Tennessee 37215

Send Tax Bills to:
Same

Map-Parcel Numbers
072-05-0-019.00
043-05-0-037.00

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, by the hereinafter named Grantee, the receipt and sufficiency of which is hereby acknowledged, **PHILIP T. TRAVIS and JOSEPH RUSSELL CORLEY, CO-TRUSTEES OF THE JOE H. CORLEY FAMILY TRUST**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey, unto **SEO INVESTMENTS, G.P.**, a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Property 1:

Parcel 1

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Rothwood Subdivision, Section One, as of record in Book 1424, Page 134, Register's Office for said county, described according to a survey made by Wm. Collier Parrish Associates, Civil Engineers, June 17, 1965, as follows:

Beginning at an iron stake in the Easterly margin of Pittway Drive, said stake being 21.00 feet Northerly from the North margin of East Trinity Lane; thence with the Easterly margin of Pittway Drive, Northerly 159.00 feet to an iron stake at the Northwest corner of said Lot No. 4; thence to the right with an interior angle of 92° 51' Easterly along the rear line of Lot No. 4, 75.0 feet to an iron stake at the common back corner of said Lots 4 and 5; thence to the right an interior angle of 87° 09', Southerly along the common line of said Lots Nos. 4 and 5, 180.0 feet to an iron stake in the Northerly margin of East Trinity Lane; thence to the right with an interior angle of 92° 51' Westerly along the Northerly margin of East Trinity Lane 54.0 feet to an iron stake at the beginning of a curve (radius 19.98 feet), connecting the North right-of-way of East Trinity Lane and the East right-of-way of Pittway Drive; thence to the right with an interior angle of 133° 34' 30" along the chord of the above referred to curve 28.46 feet to an iron stake in the Easterly margin of Pittway Drive at the end of the above mentioned curve, the Beginning Point of this survey; thence to the right with an interior angle of 133° 34' 30" to the Beginning call of this survey along the Easterly margin of Pittway Drive, containing .310 acres.

Included in the above-described property but specifically excluded therefrom is that property conveyed to the State of Tennessee by Special Warranty Deed of record in Book 4086, Page 976, in the Register's Office of Davidson County, Tennessee, dated December 6, 1966, and recorded on December 16, 1966.

Parcel 2

Land in Davidson County, Tennessee, being Lot No. 5 of Rothwood Subdivision, Section One, as of record in Book 1424, Page 134, Register's Office for said county, described according to a survey made by Wm. Collier Parrish Associates, Civil Engineers, as follows:

Beginning at an iron stake in the Northerly margin of East Trinity Lane, at the common corner between Lots 4 and 5 of Rothwood Subdivision, Section One, said stake being 54.0 feet Easterly from the beginning of a short radius curve connecting the North margin of East Trinity Lane and the East margin of Pittway Drive; thence Northerly with the common line between said Lots 4 and 5, 180.0 feet to an iron stake at the common back corner of said Lots 4 and 5; thence to the right with an interior angle of 92° 51' and along the rear line of said Lot No. 5, 70.0 feet to an iron stake at the common back corner of Lots 5 and 6 in Rothwood Subdivision, Section One; thence to the right with an interior angle of 87° 09' Southerly with the common line between said Lots 5 and 6, 180.09 feet to an iron stake, in a curve in the Northerly margin of East Trinity Lane; thence to the right with an interior angle of 92°42' to the long chord of a curve (radius 6,585.18 feet) in the Northerly right-of-way of East Trinity Lane; thence with the long chord of said curve, Westerly 34.48 feet to an iron stake at the end of the curve in the Northerly right-of-way; thence to the left with an interior angle of 180° 09' and continuing along the Northerly margin of East Trinity Lane 35.50 feet to the iron stake at the common front corner of Lots 4 and 5, the Beginning Point of this description; thence to the right with an interior angle of 87° 09' to the Beginning call of this description, containing 0.288 acres.

Included in the above-described property but specifically excluded therefrom is that property conveyed to the State of Tennessee by Special Warranty Deed of record in Book 4086, Page 972, in

the Register's Office of Davidson County, Tennessee, dated December 6, 1966, and recorded on December 16, 1966.

Included in the above-described property but specifically excluded therefrom is that property conveyed to the Tennessee Department of Transportation by Warranty Deed of record in Instrument No. 20120525-0045632 in the Register's Office of Davidson County, Tennessee, dated May 18, 2012, and recorded on May 25, 2012.

Being the same property conveyed to Joe H. Corley by Special Warranty Deed from Exxon Corporation, a New Jersey corporation (successor by merger to Humble Oil & Refining Company), of record in Book 6684, Page 877, in the Register's Office of Davidson County, Tennessee, dated September 27, 1985, and recorded on October 17, 1985.

That Joe H. Corley died testate on October 11, 2011; by Last Will and Testament of record in Docket No. 11P1667, in the Office of the Probate Clerk of Davidson County, Tennessee, he devised subject realty to the trustees of the Joe H. Corley Family Trust.

Being the same property conveyed to Patty M. Corley, Joseph Russell Corley and Philip T. Travis, Co-Trustees of the Joe H. Corley Family Trust created under the Last Will and Testament of Joe H. Corley, by Quitclaim Deed from Patty M. Corley, Joseph Russell Corley and Philip T. Travis, dated January 30, 2012, recorded on February 2, 2012, of record in Instrument No. 20120202-0009593 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 801 E. Trinity Lane, Nashville, TN 37207.

Property 2:

The following tract of land situated in Davidson County, Tennessee:

Being Lots No. 2 and 3 on the Map of Madison Annex Subdivision as of record in Book 843, Page 32, Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 200 feet on the Westerly side of Gallatin Road and runs back between lines 373.8 feet on the North line of Lot No. 3 and 406.5 on the South line of Lot No. 2 to the East line of the right-of-way of the L&N Railroad, measuring 202 feet thereon.

Being the same property conveyed to Joe H. Corley by Warranty Deed from Eller Brothers, Inc., a Tennessee corporation, of record in Book 6676, Page 262, in the Register's Office of Davidson County, Tennessee, dated October 3, 1985, and recorded on October 7, 1985.

That Joe H. Corley died testate on October 11, 2011; by Last Will and Testament of record in Docket No. 11P1667, in the Office of the Probate Clerk of Davidson County, Tennessee, he devised subject realty to the trustees of the Joe H. Corley Family Trust.

Being the same property conveyed to Patty M. Corley, Joseph Russell Corley and Philip T. Travis, Co-Trustees of the Joe H. Corley Family Trust created under the Last Will and Testament of Joe H.

Corley, by Co-Personal Representative's Quitclaim Deed from Patty M. Corley, Joseph Russell Corley and Philip T. Travis, Co-Personal Representatives of the Estate of Joe H. Corley, of record in Instrument No. 20120202-0009592 in the Register's Office of Davidson County, Tennessee, dated January 30, 2012, and recorded on February 2, 2012.

Being a portion of the same property conveyed to Patty M. Corley, Joseph Russell Corley and Philip Travis, Co-Trustees of the Joe H. Corley Family Trust created under the Last Will and Testament of Joe H. Corley, by Quitclaim Deed for the purpose of consolidating two tax parcel into a single tax parcel from Patty M. Corley, Joseph Russell Corley and Philip Travis, Co-Trustees of the Joe H. Corley Family Trust created under the Last Will and Testament of Joe H. Corley, dated May 20, 2016, and recorded on May 24, 2016, of record in Instrument No. 20160524-0052062 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 705 Gallatin Pike North, Madison, TN 37115.

This conveyance is subject to the following:

Property 1:

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable, which have been prorated and assumed by Grantee, which shall indemnify and hold harmless Grantor for payment thereof.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-subdivision of Lot No. 1 and part of Lot No. 3 of the Greenland Tract, as recorded in Book 3842, Page 67, Register's Office for Davidson County, Tennessee.

Rights or claims of tenants under unrecorded leases.

Encroachment of fence extending beyond the southwest property line and referenced on ALTA/NSPS Land Title Survey by Bryan A. Shirley, R.L.S. #2085, Job No. 23-2492, as last revised on July 12, 2023.

Encroachment of asphalt and parking stripes extending beyond the west property line and referenced on ALTA/NSPS Land Title Survey by Bryan A. Shirley, R.L.S. #2085, Job No. 23-2492, as last revised on July 12, 2023.

Encroachment of parking stripes extending beyond the north property line and referenced on ALTA/NSPS Land Title Survey by Bryan A. Shirley, R.L.S. #2085, Job No. 23-2492, as last revised on July 12, 2023.

All matters shown on the ALTA/NSPS Land Title Survey by Bryan A. Shirley, R.L.S. #2085, Job No. 23-2492, dated April 27, 2023.

Property 2:

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable, which have been prorated and assumed by Grantee, which shall indemnify and hold harmless Grantor for payment thereof.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the Map of Eastdale Place Subdivision, as recorded in Book 547, Page 29, Register's Office for Davidson County, Tennessee.

Rights or claims of tenants under unrecorded leases.

All matters shown on the ALTA/NSPS Land Title Survey by Bryan A. Shirley, R.L.S. #2085, Job No. 23-2493, dated April 27, 2023.

Encroachment of fence extending beyond the east property line and referenced on ALTA/NSPS Land Title Survey by Bryan A. Shirley, R.L.S. #2085, Job No. 23-2493, dated April 27, 2023.

Encroachment of asphalt extending beyond the north property line and referenced on ALTA/NSPS Land Title Survey by Bryan A. Shirley, R.L.S. #2085, Job No. 23-2493, dated April 27, 2023.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and it further covenants and binds itself, his successors and assigns, to specially warrant and forever defend the title to the said land to the said Grantee, successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 25 day of August, 2023.

Philip T. Travis, Co-Trustee of the Joe H. Corley Family Trust

Joseph Russell Corley, Co-Trustee of the Joe H. Corley Family Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **PHILIP T. TRAVIS, CO-TRUSTEE OF THE JOE H. CORLEY FAMILY TRUST**, 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, at office, this 25 day of August, 2023.

Notary Public

My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **JOSEPH RUSSELL CORLEY, CO-TRUSTEE OF THE JOE H. CORLEY FAMILY TRUST**, 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, at office, this 25 day of August, 2023.

Notary Public

My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08/25/2023 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 08/25/2023

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 25 **day of** August, **2023.**

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM