WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 5-20830-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 6 pgs
Fees: $33.00 Taxes: $8,880.00
20230831-0068236

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,400,000.00.

AFFIANT

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

Notary Public

My Commission Expires: 3/3/2025

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

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Seo Investments, G.P.	Same	061-11-0-237.00
5215 Harding Road		061-11-0-215.00
Nashville, Tennessee 37215		

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 PATTY M. CORLEY FAMILY TRUST U/W DATED JULY 28, 2011**, 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, his successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Property 1:
Land in the 15th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lot No. 1 and part of Lot No. 3 of the Greenland Tract, as of record in book 3842, page 67, Register's Office for Davidson County, described as follows:

Beginning on the northerly margin of Greenland Avenue at the southeast corner of the property conveyed to Joe Hubert Corley, of record in Book 3826, page 161, said Register's Office said point

being also south 73 degrees east 159.35 feet from the old northeast intersection of said Greenland Avenue and Gallatin Road; thence north 17 degrees 33 minutes east 247.09 feet; thence north 76 degrees 46 minutes west 227.98 feet to the easterly margin of Gallatin Pike, as widened; thence with the same southerly 219.98 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southeasterly 31.65 feet to the northerly margin of Greenland Avenue; thence with the same south 73 degrees east 125.13 feet to the beginning.

Being the same property conveyed to Patty M. Corley Family Trust, by Quitclaim Deed from Philp T. Travis and Joseph Russell Corey, Co-Personal Representatives of the Estate of Patty M. Corley, dated March 14, 2023, recorded on March 16, 2023, of record in Instrument No. 20230316-0019198 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4150 Gallatin Pike, Nashville, TN 37216.

Property 2:
Being Lot No. 1 on the Map of Eastdale Place Subdivision, as of record in book 547, page 29, Register's Office for Davidson County, and also part of the abandoned right-of-way of the Gallatin Interurban Railroad, described according to a survey by Hickerson & Hickerson, Engineers, May 2, 1966, as follows:

Beginning at the southeast intersection of Gallatin Pike and Riverwood Drive; thence with the southerly margin of Riverwood Drive, south 75 degrees 15 minutes east 124.1 feet to an iron pin; thence south 14 degrees 45 minutes west 200 feet; thence north 75 degrees 15 minutes west 74.9 feet to the easterly margin of Gallatin Pike; thence with the same, north 3 degrees 15 minutes east 206 feet to the beginning.

Being the same property conveyed to the Patty M. Corley Family Trust U/W dated July 28, 2011, by Quitclaim Deed from Philp T. Travis and Joseph Russell Corey, Co-Personal Representatives of the Estate of Patty M. Corley, dated March 14, 2023, recorded March 16, 2023, of record in Instrument No. 20230316-0019197 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1100 Riverwood Drive, Nashville, TN 37216.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to the following:

Property 1:

- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

- 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.

- 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.

Philip T. Travis, Co-Trustee of the Patty M. Corley Family Trust U/W dated July 28, 2011

Joseph Russell Corley, Co-Trustee of the Patty M. Corley Family Trust U/W dated July 28, 2011

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 PATTY M. CORLEY FAMILY TRUST U/W DATED JULY 28, 2011**, 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: 9-24-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)

895952.5/020230213

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 PATTY M. CORLEY FAMILY TRUST U/W DATED JULY 28, 2011**, 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

895952.5/020230213

- 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)

