Karen Johnson Davidson County
Batch# 1050250 DEEDWARRSP
09/15/2023 09 51 14 AM 5 pgs
Fees $28 00 Taxes $795 50
20230915-0072392

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36736-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
William R. Hostettler, Jr. 4607 Skymont Drive Nashville, TN 37215	New Owner	128070A01400CO 128070A01600CO-001 128070A01600CO-002

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Diversified Trust Company, Inc., a Tennessee banking corporation, Executor of the Estate of William Howard Eason, Jr. under Probate Case Number 22P222 in the Seventh Circuit Court for Davidson County, Tennessee** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **William R. Hostettler, Jr.** (hereinafter referred to as the "**Grantee**"), his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate")

Being all of the same property conveyed to Newhope Associates, LLC, by Warranty Deed dated December 29, 1998, from James N. Maddox and wife, Jean Maddox, of record in Book 11273 Page 121, Register's Office for Davidson County, Tennessee, and further conveyed to New Hope Associates, a General Partnership, by Quitclaim Deed dated December 27, 1999, from Newhope Associates, LLC, of record in Instrument No. 19991229-0308253, said Register's Office, together with all of the same property conveyed to New Hope Associates, a General Partnership, by Quitclaim Deed dated February 5, 2001, from James N. Maddox and wife, Jean Maddox, of record in Instrument No. 20010529-0055052, said Register's Office. And further being all of the same property conveyed to New Hope Associates, LLC, by Quitclaim Deed dated June 4, 2001, from New Hope Associates, a General Partnership, of record in Instrument No 20010607-0059971, said Register's Office, and further conveyed to W.H. Eason, Jr , by Quitclaim Deed dated January 31, 2012, from New Hope Associates, LLC, of record in Instrument No 20120203-0010085, said Register's Office.

W.H Eason, Jr., being one and the same person as William Howard Eason, Jr., died testate on January 1, 2022. Diversified Trust Company, Inc , a Tennessee banking corporation, was appointed as Executor by the Last Will and Testament of William Howard Eason, Jr., of record in Case No. 22P222, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division Pursuant to said Will, the real property is specified to be administered as part of the Probate Estate and the Executor is authorized to sell the property without the joinder of any beneficiary.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, his heirs and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 14th day of September, 2023

Rob Linberger, General Counsel and Authorized Agent for Diversified Trust Company, Inc., a Tennessee banking corporation, Executor of the Estate of William Howard Eason, Jr. under Probate Case Number 22P222 in the Seventh Circuit Court for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rob Linberger, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the General Counsel and Authorized Agent of Diversified Trust Company, Inc., a Tennessee banking corporation, the within-named bargainor, and that he as such General Counsel and Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as General Counsel and Authorized Agent, and who further acknowledged that the corporation is the Executor of the Estate of William Howard Eason, Jr. under Probate Case Number 22P222 in the Seventh Circuit Court for Davidson County, Tennessee, and is authorized by the estate to execute this instrument on its behalf..

WITNESS my hand, at office, this 14th day of September, 2023.

JOHN T COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires. 12/16/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me this 14th day of September, 2023.

JOHN T COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/16/24

EXHIBIT A
Legal Description

Certain tracts or parcels of Real Property located on Sawyer Brown Road in the 23rd Council District of Nashville, Davidson County, Tennessee and being shown as lots 14, 15, 16, 17, 18, and a tract designated as Open Space, and a tract designated as Ridgelake Parkway on the Plat of Glenwood Trace, Section I, as of record in Plat Book 6900, Page 359, as amended in Instrument No. 20010621-0066011, Register's Office for Davidson County, Tennessee (being also described as Lot 14 and a tract designated as Open Space on Instrument No. 20010621-0066011, said Register's Office) and being more particularly described according to a survey by Walter Davidson and Associates as follows:

BEGINNING AT A POINT on the eastern right-of-way of Sawyer Brown Road, said point being 1480 feet more or less from Meadow Lane Drive; thence, with the right of way of Sawyer Brown Road with with a curve to the left having a radius of 1462.40 feet an arc length of 83.46 feet a chord of 83.45 feet with a bearing of North 00 degrees 32 minutes 39 seconds West to a point at the southwest corner of Lot 13 on the plan of Glenwood Trace Section 1; thence, with the common line with lot 13 with a curve to the left having a radius of25.00 feet an arc length of 38.37 feet a chord of 34.71 feet with a bearing of South 46 degrees 17 minutes 01 seconds East to a point; thence, North 89 degrees 45 minutes 07 seconds East a distance of 121.31 feet to a point; with a curve to the left having a radius of 620.00 feet an arc length of 141.19 feet a chord of 140.88 feet with a bearing of North 83 degrees 13 minutes 42 seconds East to an iron rod at the southeast corner of lot 13; thence, with the rear lot lines of lots 3 through 13 of Glennwood Trace with the following calls; North 03 degrees 53 minutes 16 seconds West a distance of 143.03 feet to an iron rod; North 03 degrees 37 minutes 01 seconds East a distance of 124.32 feet to an iron rod; North 03 degrees 38 minutes 49 seconds East a distance of 102.01 feet to an iron rod; North 03 degrees 37 minutes 16 seconds East a distance of 102.00 feet to an iron rod; North 03 degrees 33 minutes 25 seconds East a distance of 103.64 feet to an iron rod; North 21 degrees 04 minutes 45 seconds East a distance of 103.37 feet to an iron rod; North 20 degrees 57 minutes 11 seconds East a distance of 121.08 feet to an iron rod; North 21 degrees 08 minutes 04 seconds East a distance of 211.28 feet to an iron rod; North 21 degrees 02 minutes 46 seconds East a distance of 213.64 feet to an iron rod; North 44 degrees 09 minutes 16 seconds East a distance of 141.17 feet to an iron rod; North 44 degrees 09 minutes 45 seconds East a distance of 76.03 feet to an iron rod at the Northwest corner of the property belonging to Old Hickory LTD, as of Record in Book 6565 Page 546 Register's Office of Davidson County Tennessee; thence, with the Old Hickory LTD common line with the following calls: South 58 degrees 04 minutes 55 seconds East a distance of 389.28 feet to an iron rod; South 15 degrees 44 minutes 13 seconds East a distance of 348.18 feet to an iron rod; South 36 degrees 30 minutes 42 seconds East a distance of 764.03 feet to an iron rod; South 53 degrees 31 minutes 30 seconds West a distance of 675.92 feet to an iron rod in the northern line of the Property belonging to Hodge and Sons, Inc. as of Record in Instrument Number 20000420-0039570, Register's Office for Davidson County Tennessee; thence, with Hodges' line North 82 degrees 50 minutes 53 seconds West a distance of 718.05 feet to an iron rod; thence, North 82 degrees 35 minutes 15 seconds West a distance of 106.35 feet to a concrete monument; thence, North 76 degrees 13 minutes 09 seconds West a distance of 211.39 feet to the POINT OF BEGINNING containing 29.652 acres more or less.

Together with rights of ingress and egress as set out in the Joint Easement for Ingress, Egress, Regress, and Maintenance and Agreement to Establish and Maintain Green Space and No-Cut Zone, of record in Instrument No. 20010621-0066110, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2023 and subsequent years, not yet due and payable. Map and Parcel 128070A01400CO/128070A01600CO-001/128070A01600CO-002. Taxes for the current year have been prorated between the parties and assumed by the Grantee.

3. All matters as shown on the Plan of record, in Plat Book 6900, Page 359, amended in Instrument No. 20010621-0066011, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easements for Sanitary Sewers, of record in Book 5258, Page 273, said Register's Office.

5. Dedication of Public Utilities Easement, of record in Book 6186, Page 141, said Register's Office.

6. Agreement for Dedication of Easement for Water Line, of record in Book 7144, Page 329, said Register's Office.

7. Conveyance of water and sewer rights (except for Lot 14) retained in the Deeds, of record in Book 7277, Page 5; Book 7316, Page 436; Book 11273, Page 113; Book 11273, Page 117; Book 11273, Page 121, and Instrument No. 19991229-0308253, said Register's Office.

8. Declaration of Covenants, Conditions and Restrictions for Glennwood Trace, of record in Book 7253, Page 578, Re-Recorded in Instrument No. 20000810-0079444, said Register's Office.

9. By-Laws of Glennwood Trace Homeowner's Association, of record in Book 7325, Page 18, said Register's Office.

10. Charter of Glennwood Trace Homeowner's Association, of record in Book 7266, Page 432, said Register's Office.

11. Restrictive Covenants, of record in Book 9087 Page 63, said Register's Office.

12. Joint Easement for Ingress, Egress, Regress, and Maintenance and Agreement to Establish and Maintain Greenspace and No-Cut Zone, of record in Instrument No. 20010621-0066110, said Register's Office, including without limitation any obligations to contribute to maintenance costs and other costs related thereto.

13. Grantor warrants that all financial obligations accrued through the date of this deed as related to the Joint Easement for Ingress, Egress, Regress, and Maintenance and Agreement to Establish and Maintain Greenspace and No-Cut Zone, of record in Instrument No. 20010621-0066110, said Register's Office have been paid or otherwise satisfied.