Prepared by
Record and Return To
Chapman and Cutler
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

First Title & Escrow Co., Inc.
FTEC File No. 37810

Karen Johnson Davidson County
Batch# 1056104 DEEDWARR
10/02/2023 11 23 30 AM 3 pgs
Fees $18 00 Taxes $5,735 00

20231002-0077110

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $1,550,000.00.

Affiant

Subscribed and sworn to before me this 29th day of September, 2023.

Notary Public

My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Front Gate LLC 4305 Iroquois Avenue Nashville, TN 37205	New Owner	Map and Parcel No. 12912009300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Lillias D. Johnston and Richard Thomas Barksdale, Jr. and Susan Langford Barksdale, Co-Executors of the Estate of Nancy Morris Barksdale (a/k/a Nanci M. Barksdale), deceased, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Front Gate LLC, a Tennessee limited liability company ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6518 Highway 100, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of September, 2023

Lillias D. Johnston

Lillias D. Johnston

Co-Executor

Richard Thomas Barksdale, Jr., Co-Executor of the Estate of Nancy Morris Barksdale, (a/k/a Nanci M. Barksdale), deceased.

Susan Langford BP co-executor

Susan Langford Barksdale, Co-Executor of the Estate of Nancy Morris Barksdale, (a/k/a Nanci M. Barksdale), deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lillias D. Johnston, Richard Thomas Barksdale, Jr., Co-Executor, and Susan Langford Barksdale, Co-Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2023.

Notary Public

My Commission Expires: 3/6/24

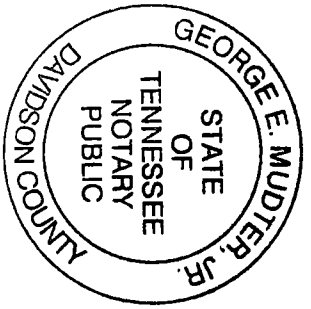


EXHIBIT "A"

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a survey made on October 30, 1950, by Z. J. Wilkinson, surveyor, as follows:
Beginning at a point in the westerly margin of State Highway No. 100 at a point 1696.2 feet south of the fence south line of "spring lot" marked to Mabel Cheek on Map of Cheekwood made by Z.J. Wilkinson, December 24, 1941; thence along the westerly margin of said Highway, south 35 deg. west 96 feet to an iron pin; thence north 55 deg. west 114.7 feet to the easterly line of the N.C. & St. L. Railroad right-of-way; thence with said right of way north 28 deg. 48' east 96.6 feet to an iron pin; thence south 55 deg. east 125.5 feet to the beginning.

Being the same property conveyed to Lillias D. Johnston and Nanci M. Barksdale D/B/A Annali Interiors by deed dated July 2, 1984 from Robert H. King and wife, Grace M. King of record in Book 6331, Page 957, Register's Office for Davidson County, Tennessee. Nanci M. Barksdale being one and the same as Nancy Morris Barksdale. Nancy Morris Barksdale having since died on January 24, 2023 leaving a Last Will and Testament filed for Probate in Case No. 23P399, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, Nancy Morris Barksdale directed that the Co-Executors administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Richard Thomas Barksdale, Jr., and Susan Langford Barksdale. Nancy Morris Barksdale being one and the same as Nanci M. Barksdale.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 12912009300.