Karen Johnson Davidson County
Batch# 1068448 DEEDWARRSP
11/03/2023 11:35:30 AM 6 pgs
Fees: $33.00 Taxes: $20,350.00
20231103-0086253

THIS INSTRUMENT PREPARED BY: **REBEKAH FISHER & ASSOCIATES, PLLC** 414 BRIDGE STREET FRANKLIN, TENNESSEE 37064 (615) 224-8708 ATTN: REBEKAH E. FISHER, ESQ.	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is $5,500,000.00. Affiant Subscribed and sworn to before me this 3rd day of November 2023. Notary Public My commission expires: 10-26-25

REBEKAH E. FISHER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
The Moose Trust Dated October 31, 2023 c/o The Capital Corporation Attn: Jennifer Land 7101 Sharondale Ct, Ste 600 Brentwood, TN 37027	Same	026 06 0B 023.00 CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHAYTON ENTERPRISES, INC.**, a Tennessee

corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **BRIAN S. SHELTON, AS TRUSTEE OF THE MOOSE TRUST DATED OCTOBER 31, 2023** (the "Grantee"), his successors and assigns, all of Grantor's interest in that certain improved tract of land lying and being in Davidson County, Tennessee, as described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

This conveyance is made subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

This is improved property known as **401 Windsor Green Court, Goodlettsville, Davidson County, Tennessee, 37072.**

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, its successors, and its assigns, forever; and Grantor covenants with the said Grantee and binds Grantor, its successors, and its assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns against the lawful claims of all persons whomsoever arising by, through, or under Grantor, but not otherwise.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

CHAYTON ENTERPRISES, INC.,
a Tennessee corporation

By: _____
Colby R. Rasmus, Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **COLBY R. RASMUS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Authorized Signatory** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3RD day of November, 2023.

Rebekah E. Fisher
Notary Public

My Commission Expires: 10/26/25

REBEKAH E. FISHER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 23, as shown on the plat entitled Replat, Northcreek Commons, Lots 23-27, of record as Instrument No. 20180531-0051929, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Chayton Enterprises, Inc., a Tennessee corporation by Special Warranty Deed from Gville, GP, a Tennessee general partnership, of record as Instrument No. 20191017-0106557, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2023 and subsequent years, a lien now due and payable, but not yet delinquent.

2. All matters shown on the Plan of record as Instrument Number 20180531-0051929, Register's Office for Davidson County, Tennessee.

3. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record as Instrument Number 20190531-0051980, Register's Office for Davidson County, Tennessee.

4. All matters as depicted on the ALTA/NSPS Land Title Survey prepared by Thomas G. Rosenthal, TN RLS No. 1805, of Site Engineering Consultants, Inc., as Project No. 17232, dated August 27, 2019.

5. Subject to Lease Agreement by and between Chayton Enterprises, Inc., a Tennessee corporation and HTI Memorial Hospital Corporation d/b/a TriStar Skyline Medical Center, dated December 19, 2017.

Tennessee Certification of Electronic Document

I, Marcya Bove, 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 11/3/2023 (date of document).

Marcya Bove
Affiant Signature

11/3/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3rd day of November, 2023.

Rebekah E. Fisher
Notary's Signature

MY COMMISSION EXPIRES: 10/26/2025

NOTARY'S SEAL

