This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WDP)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 1072359 DEEDWARR
11/16/2023 09:18:30 AM 8 pgs
Fees: $43.00 Taxes: $12,487.50
20231116-0089304

EXECUTOR'S DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Cypressbrook Coley Davis, GP 1776 Woodland Court, Suite 218 The Woodlands, Texas 77380	same	141 00 0 017.00

WHEREAS, James E. Fussell (the "Decedent") died on June 15, 2022 and Decedent's Last Will and Testament, dated April 21, 2020, was admitted to probate on November 3, 2022, as File No. 22P-1376 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Ann Terrell Fussell is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, and any improvements thereon, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and monetary consideration of Three Million, Three Hundred Seventy-Five Thousand and No/100 Dollars ($3,375,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Ann Terrell Fussell, as Executor of the Estate of James E. Fusell (the "Grantor"), by these presents does hereby transfer, assign and convey the Property to Cypressbrook Coley Davis, GP, a Tennessee general partnership (the "Grantee").

This is improved property known as 1084 Morton Mill Road, Nashville, Tennessee 37221.

This Property is being transferred expressly subject only to the matters set forth on **Exhibit B**, attached hereto (the "Permitted Exceptions").

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

The Grantor further covenants and binds herself, her representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through and under the Grantor, except for claims arising under or by virtue of the Permitted Exceptions, but not further

or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE ON FOLLOWING PAGE]

202311160089304

IN WITNESS WHEREOF, the Executor has executed this instrument this 13th day of November, 2023.

Ann Terrell Fussell, Executor of the
Estate of James E. Fussell

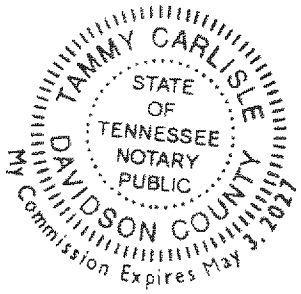
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Ann Terrell Fussell, who upon oath acknowledged that she is the Executor of the Estate of James E. Fussell, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 13th day of November, 2023.

Notary Public

My Commission Expires: May 3, 2027



STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration for this transfer is $3,375,000.00.

Affiant

Subscribed and sworn to before me this 15th day of November, 2023.

Notary Public

My Commission Expires: 2-24-2025

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

BEING A TRACT OF LAND IN THE 35TH COUNCIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JAMES E. FUSSELL AND WIFE, CAROL G. FUSSELL OF RECORD IN DEED BOOK 5945, PAGE 322, REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.). BEING GENERALLY BOUNDED ON THE NORTH BY THE STATE OF TENNESSEE PROPERTY OF RECORD IN CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, DOCKET NUMBER 48945: ON THE EAST BY THE HARPETH RIVER AND THE REECE L. SMITH, JR. PROPERTY OF RECORD IN DEED BOOK 5284, PAGE 71, R.O.D.C.T.; ON THE SOUTH BY CSX RAILROAD: ON THE WEST BY THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY OF RECORD IN INSTRUMENT NUMBER 20191127-012200, R.O.D.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHERLY RIGHT-OF-WAY OF CSX RAILROAD AT THE SOUTHEASTERLY CORNER OF SAID METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY PROPERTY;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH THE EASTERLY LINE OF SAID PROPERTY, NORTH 02 DEGREES 46 MINUTES 00 SECONDS WEST, 1840.16 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA" (RAGAN-SMITH ASSOCIATES) IN THE SOUTHERLY LINE OF STATE OF TENNESSEE PROPERTY;

THENCE, WITH THE SOUTHERLY AND WESTERLY LINES OF SAID STATE OF TENNESSEE PROPERTY THE FOLLOWING FOUR CALLS:

1. NORTH 59 DEGREES 41 MINUTES 33 SECONDS EAST, 288.00 FEET TO A PK NAIL (NEW);

2. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 764.33 FEET, A RADIUS OF 1056.40 FEET, A DELTA ANGLE OF 41 DEGREES 27 MINUTES 18 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 51 DEGREES 49 MINUTES 52 SECONDS EAST, 747.77 FEET TO CONCRETE MONUMENT (OLD);

3. SOUTH 30 DEGREES 03 MINUTES 40 SECONDS EAST, 360.76 FEET TO A CONCRETE MONUMENT (OLD);

4. NORTH 60 DEGREES 09 MINUTES 22 SECONDS EAST, PASSING AN IRON WITNESS PIN (NEW) STAMPED "RSA" (RAGAN-SMITH ASSOCIATES) AT 56.00 FEET, ON IN ALL 116.00 FEET TO THE CENTERLINE OF THE HARPETH RIVER;

THENCE, WITH SAID CENTERLINE, SOUTH 28 DEGREES 21 MINUTES 57 SECONDS EAST, 739.25 FEET TO THE NORTHM0ST CORNER OF SAID REESE L. SMITH PROPERTY;

THENCE, LEAVING SAID CENTERLINE WITH THE WESTERLY LINE OF SMITH, SOUTH 02 DEGREES 01 MINUTES 20 SECONDS WEST, PASSING AN IRON WITNESS PIN (NEW) STAMPED RSA (RAGAN-SMITH ASSOCIATES) AT 125.00 FEET, ON IN ALL 382.52 FEET TO AN IRON PIN (NEW) STAMPED "RSA" (RAGAN-SMITH ASSOCIATES) IN THE NORTHERLY LINE OF SAID CSX RAILROAD;

THENCE, WITH SAID LINE OF CSX RAILROAD THE FOLLOW THREE CALLS:

1. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 507 FEET, A RADIUS OF 2818.23 FEET, A DELTA ANGLE OF 10 DEGREES 11 MINUTES 50 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 88 DEGREES 9 MINUTES 59 SECONDS WEST, 500.91 FEET;

2. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 340.95 FEET, A RADIUS OF 2854.23 FEET, A DELTA ANGLE OF 06 DEGREES 50 MINUTES 40 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 81 DEGREES 17 MINUTES 54 SECONDS WEST, 340.75 FEET;

3. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 555.32 FEET, A RADIUS OF 3749.70 FEET, A DELTA ANGLE OF 08 DEGREES 29 MINUTES 07 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 72 DEGREES 32 MINUTES 56 SECONDS WEST, 554.81 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 1,923,535 SQUARE FEET OR 44.16 ACRES, MORE OR LESS.

Said property description is according to a survey dated September 20, 2023, by Kevin L. Birdwell, TN. R.L.S. No 1797 with Ragan-Smith Associates, Inc.

Being the same property conveyed to Dr. James E. Fussell by deed from Carol G. Fussell of record in Instrument No. 20210514-0065272, in the Register's Office for Davidson County, Tennessee, dated April 19, 2021 and recorded on May 14, 2021. James E. Fussell and Carol G. Fussell previously acquired the property by deed of record in Book 5945, Page 322, in the said Register's Office and were divorced by that Final Decree of Divorce and Marital Dissolution Agreement of record in Book 8785, Page 465, in the said Register's Office.

James E. Fussell passed away on or about June 15, 2022.

Exhibit B

Permitted Exceptions

1. Real estate taxes for the year 2024 and subsequent years, a lien, but not yet due and payable.

2. TVA Easement for Davidson-Radnor Transmission Line of record in Deed Book 4278, Page 541, Davidson County Register of Deeds.

202311160089304

Tennessee Certification of Electronic Document

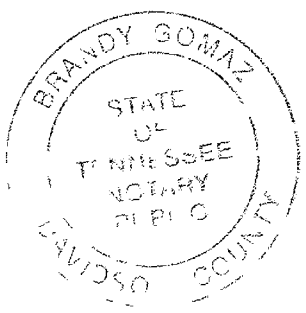
I, Patrick S. Bennett, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 13, 2023 (date of document).

Patrick S. Bennett
Affiant Signature

November 13, 2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13th day of November, 2023.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25