THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 231146312

Karen Johnson Davidson County
Batch # 1080008 DEEDWARR
12/08/2023 10:09:42 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00
20231208-0094863

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of December, 2023.

Notary Public
My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 05, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
MarNash Properties, LLC. 4040 Royal Drive NW, Suite 800 Kennesaw, GA 30144	New Owner	Tax Parcel ID No. 116 08 0C 075.00

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, **Richard H. Smith and Bonita A. Pilon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MarNash Properties, LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) No. 75, as shown on the map entitled Revision No. 2, Sugartree, Phase #2, of record in Plat Book 4860, Pages 79 and 80, as amended in Book 5005, Page 144, Book 5010, Page 117, Book 5015, Page 550, Book 5072, Page 165, Book 5084, Page 960, Book 5121, Page 89, Book 5122, Page 326, Book 5169, Page 426, Book 5238, Page 93, Book 5370, Page 630, Book 5370, Page 630 and Book 5370, Page 636, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard H. Smith and Bonita A. Pilon, husband and wife, by Warranty Deed from Sally M. Levine, unmarried, of record in Instrument No. 20190304-0019662, in the Register's Office of Davidson County, Tennessee, dated February 26, 2019 and recorded on March 04, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision No. 2, Sugartree Phase #2, as recorded in Plat Book 4860, Page(s) 79 and 80, as amended in Book 5005, Page 144, Book 5010, Page 117, Book 5015, Page 550, Book 5072, Page 165, Book 5084, Page 960, Book 5121, Page 89, Book 5122, Page 326, Book 5169, Page 426, Book 5238, Page 93, Book 5370, Page 630, Book 5370, Page 633 and Book 5370, Page 636.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4857, Page 157, as supplemented in Book 4874, Page 463 and Book 5152, Page 401, as amended in Book

4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5514, Page 138, Book 5691, Page 61, Book 11758, Page 466 and at Instrument Nos. 20170522-0050870 and 20210430-0058356.
Easement for Sewer, recorded in Book 3400, Page 63.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7061, Page 100.

This is improved property located at 75 Concord Park West Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 7th day of December, 2023.

Richard H. Smith

Bonita A. Pilon
By: Richard H. Smith, Attorney in Fact

Bonita A. Pilon
By: Richard H. Smith, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard H. Smith, 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, and who further acknowledged that he is the Attorney-in-Fact for Bonita A. Pilon and that he is authorized by Bonita A. Pilon to execute this instrument on her behalf.

WITNESS my hand, at office, this 7th day of November, 2023.

Notary Public

My Commission Expires: 05-09-2026

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026