THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231146360** Karen Johnson Davidson County Batch # 1080505 DEEDWARR 12/11/2023 11:24:25 AM 3 pgs Fees: $18.00 Taxes: $2,220.93 20231211-0095339	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $600,250.00. Affiant Subscribed and sworn to before me, this 8th day of December, 2023. Notary Public My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Crocker Springs Properties LLC 3028 23rd Avenue South Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 02300010000 & 02300010100

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, **Kyle Sulzen and Misha Sulzen, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Crocker Springs 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:

Tract I:

Land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, being that part of the Whites Creek or Crocker Springs Tract marked on the plan of said property "Reserved for Whites Creek Springs" which plan is of record in Book 161, Page 74, Register's Office for said County and State, as further described as follows:

Beginning at an iron pin set 105.4 feet Northwesterly along the Southwestern right-of-way line of Crocker Springs Road from the North boundary line of the graveyard shown on said plan; thence South 57 degrees 06 minutes 37 seconds West a distance of 228.03 feet to an iron pin set; thence North 62 degrees 53 minutes 23 seconds West a distance of 293.30 feet to an iron pin set; thence North 29 degrees 27 minutes 23 seconds West along an old fence line a distance of 474.60 feet to a small iron pin found; then North 45 degrees 05 minutes 23 seconds West a distance of 188.16 feet to the center line of Crocker Springs Branch;

Thence the next 9 courses being along said centerline

1. North 80 degrees 36 minutes 56 seconds East a distance of 4.52 feet;
2. North 30 degrees 32 minutes 02 seconds East a distance of 30.12 feet;
3. North 51 degrees 59 minutes 43 seconds East a distance of 38.94 feet;
4. North 57 degrees 57 minutes 07 seconds East a distance of 52.64 feet;
5. North 63 degrees 00 minutes 12 seconds East a distance of 92.82 feet;
6. North 74 degrees 52 minutes 06 seconds East a distance of 56.97 feet;
7. North 74 degrees 59 minutes 43 seconds East a distance of 26.37 feet;
8. North 68 degrees 03 minutes 18 seconds East a distance of 67.55 feet;
9. North 48 degrees 55 minutes 34 seconds East a distance of 38.20 feet to the above mentioned Southwestern right-of-way line of Crocker Springs Rd;

thence the next 4 courses being along said Southwestern right-of-way line;

1. South 37 degrees 02 minutes 16 seconds East a distance of 34.75 feet; to a point on a non tangent curve to the right a radius of 1011.74 feet, the radius point of which bears South 52 degrees 57 minutes 44 seconds West;
2. Southeasterly along said curve an arc distance of 99.24 feet to a point which bears North 58 degrees 34 minutes 55 seconds East form said radius point;
3. South 39 degrees 33 minutes 05 seconds East a distance of 93.87 feet
4. South 31 degrees 16 minutes 56 seconds East a distance of 735.71 feet to the Point of Beginning, containing 8.18 acres, more or less.

Included in this description is a proposed 15 foot wide ingress/egress easement located on the Southerly border of this parcel and being more particularly described as follows:

Beginning on the Southwesterly right of way of Crocker Springs Road at the most Southeasterly corner of the above described tract; thence with the Southerly line S57 degrees 06' 37W, 228.03 feet to the most Southwesterly corner of the above described tract; thence N62 degrees 53' 23"W, 17.32 feet to the Northerly line of the proposed 15 foot ingress/egress easement; thence with said Northerly line N57 degrees 06' 37" E, 237.11 feet to the way S Westerly right of way of Crocker Springs Road; thence with said right of way S 31 degrees 16' 56" E, 15.00 feet to the point of beginning.

Tract II:

Land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, being that part of the Whites Creek or Crocker Springs Tract marked on the plan of said property "Reserved for Whites Creek Springs" which plan is of record in Book 161, Page 74, Register's Office for said County and State, as further described as follows:

Beginning 329.2 feet Northwesterly along the Southwestern right-of-way line of Crocker Springs Road and North 58 degrees 43 minutes 04 seconds East a distance of 33.00 feet from the North boundary line of the graveyard shown on said plan same point being on Northeastern right-of-way line of said Crocker Springs Road;

Thence the next 4 courses being along said Northeastern right-of-way line:

1. North 31 degrees 16 minutes 56 seconds West a distance of 527.73 feet;
2. North 24 degrees 06 minutes 19 seconds West a distance of 104.86 feet; to a point on a non tangent curve to the left having a radius of 1071.74 feet, the radius point of which bears South 57 degrees 08 minutes 52 seconds West;
3. Northwesterly along said curve an arc distance of 78.29 feet to a point which bears North 52 degrees 57 minutes 44 seconds East from said radius point;
4. North 37 degrees 02 minutes 16 seconds West a distance of 115.52 feet to an iron pin found 1 foot high; thence North 89 degrees 44 minutes 31 seconds East a distance of 107.99 feet to a disturbed iron pin found;

Thence South 69 degrees 45 minutes 29 seconds East a distance of feet 211.32 feet to an iron pin set; thence South 39 degrees 18 minutes 39 seconds East a distance of 588.07 feet to an iron pin set on the Northern margin of a private gravel drive; thence South 54 degrees 40 minutes 09 seconds West along said Northern margin a distance of 303.43 feet to the Point of Beginning, containing 4.17 acres, more or less.

Being the same property conveyed to Crocker Springs, LLC, by Quit Claim Deed from Kyle Andrew Sulzen & Misha Elizabeth Sulzen, of record in Instrument No. 20190205-0010669, in the Register's Office for Davidson County, Tennessee, dated January 5, 2019, and recorded on February 5, 2019.

Being the same property conveyed to Kyle Sulzen and Misha Sulzen, husband and wife, by Quit Claim Deed from Crocker Springs, LLC, a Tennessee limited liability company, of record in Instrument No. 20231211 0095338, in the Register's Office for Davidson County, Tennessee, dated December 8, 2023, and recorded on December 11, 2023.

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.

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 record in Plat Book 161, Page 74.
Reserved right of ingress and egress for the maintenance of a waterline in deed of record in Book 5191, Page 386.
Terms and conditions of the Declaratory Judgment of record in Instrument No. 20170224-0018526 which establishes a prescriptive easement for a private road crossing the subject property (as to Tract II).
Easement for the flow of the waters of Crocker Springs Branch and the rights of the public therein.
Rights of upper and lower riparian owners to the flow of the waters of Crocker Springs Branch, free from diminution or pollution.
Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Crocker Springs Branch.
Rights or claims of tenants under unrecorded leases.
No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 2417 & 2426 Crocker Springs Road Goodlettsville TN 37072

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 8th day of December, 2023.

Kyle Sulzen

Misha Sulzen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kyle Sulzen and Misha Sulzen, 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 8th day of December, 2023.

Notary Public

My Commission Expires: _____

