Karen Johnson Davidson County
Batch# 1083024 DEEDWARRSP
12/18/2023 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $6,512.00
20231218-0097275

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,760,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-29-26
(AFFIX SEAL)

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Willow Branch Partners, LLC 1720 General George Patton Drive, Suite A Brentwood, TN 37027	New Owner	Portion of 069-00-0-120.00 069-00-0-111.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Green Trails, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do hereby transfer and convey unto **Willow Branch Partners, LLC, a Tennessee Limited Liability Company**, hereinafter called GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 1 thru 11, on the FINAL PLAT, EATON'S CREEK, of record in Instrument No. 20231108-0087538, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Green Trails, LLC by Warranty Deed dated 09/18/2015 from Jackson Street Missionary Baptist Church of record in Instrument No. 20150922-0096451, Register's Office for Davidson County, Tennessee.

AND further being the same property conveyed to Green Trails, LLC, a Tennessee limited liability company by Warranty Deed dated 09/30/2015 from Antonio B. Starks, a married man of record in Instrument No. 20151005-0100820, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ 4269 Ashland City Highway, 11 Single Family detached Lots, Nashville, TN 37218

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Survey provided by buyer for proposed property shows Parcel 069-00-0-120.00 and a portion of Parcel 069 00-0-111.00. Please confirm - both Parcels included with this search. Matters shown on plat of record in Instrument No. 20231108-0087538, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions for Eaton's Creek of record in Instrument No. 20230811-0062241, Register's Office for Davidson County, Tennessee. Charter for Eaton's Creek HOA of record in Instrument No. 20230804-0060581, Register's Office for Davidson County, Tennessee. Communications, Access and Utilities Easements in Instrument No. 20090209-0011109, Register's Office for Davidson County, Tennessee. Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20161103-0116388 and Instrument No. 20220613-0066985, Register's Office for Davidson County, Tennessee. Easement for the flow of Whites Creek. Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

Witness my/our hand(s) this 15 day of December, 2023.

Green Trails, LLC, a Tennessee Limited Liability Company

BY: _____
Rick Deckbar, as Chief Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

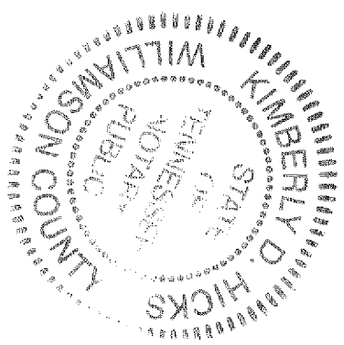
Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Rick Deckbar, with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Chief Manager (or other officer authorized to execute the instrument) of Green Trails, LLC, a Tennessee Limited Liability Company, the within named bargainor, a Tennessee limited liability company, and that as such Member executed the foregoing instrument for the purposees therein contained, by signing the name of the limited liability company by himself/herself as a Member.

Witness my hand and seal, at office, this 15 day of December, 2023.

Kimberly D Hicks
Notary Public

Printed Name: the undersigned

My Commission Expires: 1-01-26



RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 15 day of December, 2023.

K. Thomas Sidwell
Date: 12-15-23

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 15 day of December, 2023.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

