ADDRESS NEW OWNER: WNR10-Shelbyville, LLC
P.O. Box 1955
Mt. Juliet, TN 37121

SEND TAX BILL TO: 5 Finance Holdings, LLC
545 N. Mt. Juliet Rd., Suite 1201
Mt. Juliet, TN 37122

MAP-PARCEL NOS. 084-15-0-009.00

Karen Johnson Davidson County
Batch# 1091541 DEEDWARR
01/22/2024 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20240122-0003173

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Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

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# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ronald Anthony Pearson, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **WNR10-Shelbyville, LLC, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being part of Lots Nos. 18 and 19 on the Plan of Donelson Meadows, as of record in Plat Book 1835, Page 35, Register's Office for said county, and described according to a survey by John B. Kohl, III, dated July 1, 1985, as follows:

Beginning at a point on the northeasterly margin of Crestline Drive; thence leaving the said margin of Crestline Drive, northeastwardly 198.4 feet to a point; thence with the common line of the property sold to the State of Tennessee of record in Book 4504, Page 850, Register's Office for Davidson County, Tennessee, southeastwardly along a broken line 271.68 feet to a point; thence northwestwardly 20 feet to a point; thence southwestwardly 10 feet to a curve; thence around a curve to the right to the Northeasterly margin of Crestline Drive, northeastwardly 166.41 feet to the point of beginning.

Being the same property conveyed to Ronald Anthony Pearson, unmarried, from George Bock, III, and wife, Jamy Bock, by Warranty Deed recorded on November 20, 1996, in Book 10264, Page 844, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2224 Crestline Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and paid for by the Grantor at closing.(2) All matters appearing on the Plan of record in Plat Book 1835, Page 35, Register's Office for Davidson County, Tennessee.(3) Easement to the State of Tennessee for road construction of record in Instrument No. 20020807-0095061, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 11th day of January 2024.

Ronald Anthony Pearson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Ronald Anthony Pearson, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 11th day of January 2024.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $725,000.00.

Affiant

Subscribed and sworn before me this 11th day of January 2024.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public
My Commission Expires:

File No. 2401-003

# AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **January 11th, 2024** (date of document).

Cindy S. Smith, Affiant

1/16/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 16th day of January, 2024.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026