NEW OWNER:
RUTHERFORD CONTRACTORS GROUP, LLC
1918 ROLLING CREEK DRIVE
MURFREESBORO, TN 37128

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-0216

Map & Parcel No.: 09316020800 (TRACT I)
Map & Parcel No.: 09316020700 (TRACT II)

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1107122 DEEDWARR
03/04/2024 10:10:10 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240304-0014709

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Fifty Thousand and 00/100 Dollars ($450,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **VOLUNTEER STATE BANK, a Tennessee banking corporation,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **RUTHERFORD CONTRACTORS GROUP, LLC, a Tennessee limited liability company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

THIS IS UNIMPROVED PROPERTY more commonly known as **69 & 71 CANNON STREET, NASHVILLE, TN 37210**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 21, Page 84 and 85, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 29th day of February, 2024.

VOLUNTEER STATE BANK

By: Shawn Glover, SVP
Shawn Glover
Its: Senior Vice President and Wilson County President

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SHAWN GLOVER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is **SENIOR VICE PRESIDENT AND WILSON COUNTY PRESIDENT** of **VOLUNTEER STATE BANK**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing her name as such authorized officer.

WITNESS my hand and official seal at office this 29th day of February, 2024.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 01, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$450,000.00.**

AFFIANT

Sworn to and subscribed to before me this 29th day of February, 2024.

NOTARY PUBLIC

My commission expires: 8/30/27

GREGORY S. GILLUM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT "A"

TRACT I:

Land located in DAVIDSON County, Tennessee, and being more particularly described as follows, to-wit:

Being the Westerly 5-1/2 feet of Lot No. 277 and Easterly 24-1/2 feet of Lot 276 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, Pages 84 and 85, in the Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 277 and 276 fronts together 30 feet on the Southerly side of Cannon Street and runs back between parallel lines 165 feet to an alley.

Included in the above description but exclude is that portion conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee in Book 3876, Page 719, said Register's Office.

Being the same property conveyed to Volunteer State Bank by Substitute Trustee's Deed from Byron M. Gill, Substitute Trustee, dated December 12, 2023, and of record in Instrument No. 20231214-0096489, in the Register's Office for Davidson County, Tennessee.

TRACT II:

Land located in DAVIDSON County, Tennessee, and being more particularly described as follows, to-wit:

Being the Easterly part of Lot No. 277 in Maury and Claiborne's Addition to South Nashville, a plan of which is of record in Book No. 21, Page 84 & 85, Register's Office for Davidson County, Tennessee.

Said tract or parcel of land begins at the Southwest corner of Cannon and Fairfield Street, and being the Northeastern corner of Lot No. 277; thence with the Southerly margin of Cannon St., Westerly 32-1/2 feet more or less to a point 5-1/2 feet Easterly from the Northwest corner of said lot; thence Southerly with the East line of Foster Lot, 165 feet to an alley; thence with the Northerly margin of said alley, Easterly 24-1/2 feet more or less to the Westerly margin of Fairfield Avenue; thence with the Westerly margin of said Avenue Northerly, 166 feet, more or less, to the beginning.

Included in the above description but excluded therefrom is that portion conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, in Book 3876, Page 719, said Register's Office.

Being the same property conveyed to Volunteer State Bank by Substitute Trustee's Deed from Byron M. Gill, Substitute Trustee, dated December 12, 2023, and of record in Instrument No. 20231214-0096490, in the Register's Office for Davidson County, Tennessee.

The above-referenced TRACTS I & II were subdivided into Units A & B by Declaration of Covenants, Conditions and Restrictions for Sixtynine Cannon Street, of record in Instrument No. 20230214-0010828, in the Register's Office for Davidson County, Tennessee. Volunteer State Bank hereby recognizes and ratifies the Declaration of Covenants, Conditions and Restrictions for Sixtynine Cannon Street, of record in Instrument No. 20230214-0010828, in the Register's Office for Davidson County, Tennessee, and in addition to the property descriptions above, hereby conveys any and all rights and interests it may have in the properties by the following new legal description:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit Nos. A & B, as established by Declaration of Covenants, Conditions, and Restrictions for SIXTYNINE CANNON STREET, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230214-0010828, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of SIXTYNINE CANNON STREET, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. Instrument No. 20230214-0010828, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said lot.