SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1115174 DEEDWARRSP
03/26/2024 11:06:30 AM 12 pgs
Fees: $63.00 Taxes: $5,180.00
20240326-0020917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/05/25

(AFFIX SEAL)

KAREN A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law 214 2nd Ave. N., Ste. 205, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1701 Portland, LLC, a Tennessee limited liability company	SAME AS NEW OWNERS	104-12-0-274.00
(NAME)	(NAME)	
4914 Charlotte Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARY F. MCMILLEN; MARTHA F. THOMPSON; MICHAEL J. MCMILLEN; MARTHA F. THOMPSON, TRUSTEE OF THE BERRY H. THOMPSON TENNESSEE BYPASS TRUST; JENNIFER E. MCMILLEN; ERIC T. MCMILLEN; AND STUART C. THOMPSON

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

1701 PORTLAND, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS (THE "LAND"); TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

This being improved property commonly known as 1701 Portland Avenue, Nashville, Davidson County, Tennessee 37212.

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantee, their successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor does hereby bind itself and Grantor's successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors, but not otherwise.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signatures pages to follow]

Witness our hands this 11th day of March, 2024.

GRANTOR:

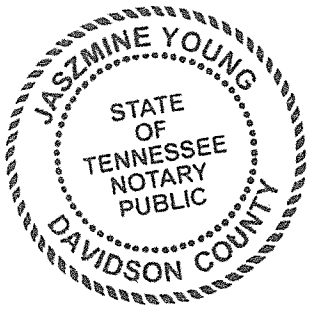
Mary F. McMillen
MARY F. MCMILLEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mary F. McMillen the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2024.

Jazmine Young
NOTARY PUBLIC



My Commission Expires: 01/11/2026

GRANTOR:

Martha F. Thompson
MARTHA F. THOMPSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Martha F. Thompson the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2024.

Jazmine Young
NOTARY PUBLIC

My Commission Expires: 01/11/2026

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

Michael J. McMillen

MICHAEL J. MCMILLEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael J. McMillen the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2024.

Jazmine Young
NOTARY PUBLIC

My Commission Expires: 01/11/2026

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

Berry H. Thompson Tennessee Bypass Trust

By: Martha F. Thompson
MARTHA F. THOMPSON, Trustee of the Berry H. Thompson Tennessee Bypass Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and City mentioned, personally appeared Martha F. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Berry H. Thompson Tennessee Bypass Trust, executed the foregoing instrument for the purpose therein contained, by personally signing her name as Trustee of the Berry H. Thompson Tennessee Bypass Trust.

Witness my hand, at office, this 11th day of March, 2024.

Jazmine Young
NOTARY PUBLIC

My Commission Expires: 01/11/2026

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

JENNIFER E. MCMILLEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jennifer E. McMillen the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2024.

NOTARY PUBLIC

My Commission Expires: 01/11/2026

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

Eric McM:K

ERIC T. MCMILLEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Eric T. McMillen the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2024.

Jazmine Young
NOTARY PUBLIC

My Commission Expires: 01/11/2026

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

Stuart C Thompson

STUART T. THOMPSON
C. ST.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Stuart T. Thompson the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2024.

Jazmine Young
NOTARY PUBLIC

My Commission Expires: 01/11/2026

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A – Legal Description

Land in Davidson County, Tennessee, being Lot(s) 34, as shown on the map entitled Map of Lenox Place, of record in Book 161, Page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBEY H. FRANKLIN AND WIFE, HAZEL ANNE FRANKLIN, by deed from MARY G. HIGGINBOTHAM, UNMARRIED, dated January 22, 1959, of record in Book 2863, Page 451, said Register's Office.

ROBEY H. FRANKLIN died, on or about, March 26, 1990, leaving HAZEL ANNE FRANKLIN as the surviving tenant by the entirety.

Also, being the same property conveyed to MARY ANN MCMILLEN, IN HER INDIVIDUAL CAPACITY, MARTHA F. THOMPSON, IN HER INDIVIDUAL CAPACITY; MICHAEL J. MCMILLEN, IN HIS INDIVIDUAL CAPACITY; BERRY HARTLEY THOMPSON, IN HIS INDIVIDUAL CAPACITY; MARY ANN MCMILLEN,, AS TRUSTEE OF THE JENNIFER E. MCMILLEN TRUST; MARY ANN MCMILLEN, AS TRUSTEE OF THE ERIC T. MCMILLEN TRUST; MARTHAF. THOMPSON, AS TRUSTEE OF THE STUART C. THOMPSON TRUST; AND MARTHA F. THOMPSON, AS TRUSTEE OF THE MARINA G. THOMPSON TRUST, A ONE-TWENTIETH (1/20) UNDIVIDED INTEREST AS TENANTS IN COMMON), by deed from HAZEL ANNE FRANKLIN, dated August 22, 1990, of record in Book 8183, Page 30, said Register's Office.

HAZEL ANNE FRANKLIN died testate, on or about, October 30, 1990. Pursuant to the terms of her will of record in Will Book 172, Page 792 in the Chancery Court for Davidson County, Tennessee, Probate Division, Docket No. 96256, the property was devised to MARY F. MCMILLEN AND MARTHA F. THOMPSON.

Also, being the same property conveyed to MARY F. MCMILLEN AND MARTHA F. THOMPSON, by deed from MARY F. MCMILLEN AND MARTHA F. THOMPSON, EXECUTORS OF THE ESTATE OF HAZEL ANN FRANKLIN, dated September 27, 1993, of record in Book 9092, Page 567, said Register's Office.

BERRY H. THOMPSON A/K/A BERRY HARTLEY THOMPSON, died testate, on or about, February 15, 2010. Pursuant to the terms of his will of record in the Chancery Court for Davidson County, Tennessee, Probate Division, Docket No. 10P-1690, the property was to be administered as part of the probate estate. MARTHA F. THOMPSON being appointed Executor.

Also, being the same property conveyed to MARTHA F. THOMPSON, TRUSTEE OF THE BERRY H. THOMPSON TENNESSEE BYPASS TRUST (A ONE-TWENTIETH 1/20 TENANT-IN-COMMON INTEREST), by deed from MARTHA F. THOMPSON, EXECUTOR OF THE ESTATE OF BERRY H. THOMPSON, DECEASED, of record in Instrument No. 20110211-0012141, dated February 8, 2011, said Register's Office.

Reference is hereby made to deed from MARINA G. PUINNO to MARTHA F. THOMPSON, dated July 3, 2012, of record in Instrument No. 20120727-0066517, said Register's Office.

Exhibit B – Exceptions

THIS CONVEYANCE IS SUBJECT TO:

1. Davidson County taxes for 2024, a lien not yet due and payable.
2. All matters shown on the Plan of record in Book 161, Page 171, said Register's Office.

Certificate of Authenticity

I, Danielle Dunn, 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 March 25, 2024.
Date

Affiant Signature

March 25, 2024
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of March, 2024.

Notary's Signature

My Commission Expires: 05/05/25
Date

Notary Seal (if on paper)

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY