SPECIAL WARRANTY DEED

Karen Johnson
Batch # 1132354
05/08/2024 10:39:21 AM
Fees: $13.00 Taxes: $12,950.00

Davidson County
DEEDWARRSP
2 pgs

20240508-0033871

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

LB-RC-24-563-559

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Comfort Group, Inc.	**The Comfort Group, Inc.**	
(NAME)	(NAME)	
659 Thompson Lane	**659 Thompson Lane**	**118 03 0 068.00** **118 03 0 069.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Nashville, TN 37204**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT T. CHERRY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE COMFORT GROUP, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being lots 13 and 14 on the Plan of Bransford Industrial Park, of Record in Book 4460, Page 33, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description:

Lot No. 13: Beginning at a point in the southerly margin of Rosedale Avenue between lots 13 and 14, said point being the northeast corner of Lot No. 13 and the Northwest corner of Lot No. 14; thence with the line between said lots southwesterly 147.66 feet to a point, the northerly line of Lot. No. 15, thence with the line between lots 13 and 15 westerly 101.214 feet to a point in the easterly margin of Grissom Drive; thence, with said margin of Grissom Drive, northerly 155.00 feet to a point, the beginning of a curve with a radius of 25 feet, thence around said curve northeasterly and to the right 39.27 feet to a point an the southerly margin of Rosedale Avenue, thence with said margin of Rosedale Avenue easterly 94.82 feet to the point of beginning.

Lot No. 14: Said Lot fronts 77.66 feet on the southerly margin of Rosedale Avenue and extends back 128.28 feet on the 'easterly line and 147.66 feet on the westerly line to a dead line in the rear measuring 147.63 feet thereon.

Being the same property conveyed to Robert T. Cherry, unmarried by Quitclaim Deed from Joan L. Cherry, unmarried and Robert T. Cherry, Jr., unmarried, as tenants in common with right of survivorship of record in Instrument Number 201703220027755, Register's Office for Davidson County, Tennessee, dated March 17, 2017 and recorded on March 22, 2017.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 72, Register's Office for Davidson County, Tennessee.
- Subject to all matters, including but not limited to, a 15 foot minimum building setback line and a 10 foot public utilities and drainage easement, set out in Installment Deed of record in Book 4739, Page 327, in the Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **563 and 559 Rosedale Avenue, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor specially covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

Witness my/our hand(s) this the 7th DAY OF MAY, 2024.

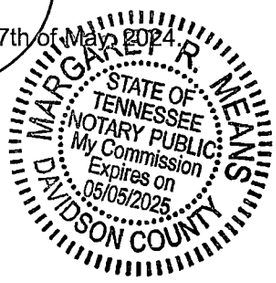
Robert T. Cherry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT T. CHERRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of May, 2024.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212