SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1139192 DEEDWARRSP
05/24/2024 10:50:30 AM 7 pgs
Fees: $38.00 Taxes: $6,660.00
20240524-0038846

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANIELLE DUNN
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
The Davey Tree Expert Company Attn: Director of Property	SAME AS NEW OWNERS	148-00-0-225.00
(NAME) 1500 N. Mantua Street	(NAME)	
(ADDRESS) Kent, OH 44240	(ADDRESS)	
(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,

CUMMINGS COURT PARTNERSHIP 2, a Tennessee general partnership

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

THE DAVEY TREE EXPERT COMPANY, an Ohio corporation

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

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

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]

CUMMINGS COURT PARTNERSHIP 2

By: _____
Kenneth Hirt
Co-Managing General Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Kenneth Hirt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Managing General Agent (or other officer authorized to execute the instrument), partner of the **CUMMINGS COURT PARTNERSHIP 2,** the within named bargainor, a Tennessee general partnership, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership as Co-Managing General Agent (or other authorized officer).

Witness my hand, at office, this 22nd day of May, 2024.

_____
NOTARY PUBLIC

KRISTI TININ-HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
05/03/2027

Witness my hand this 22nd day of May, 2024.

CUMMINGS COURT PARTNERSHIP 2

By: _____
Andrew Hirt
Co-Managing General Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Andrew Hirt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Managing General Agent (or other officer authorized to execute the instrument), partner of the **CUMMINGS COURT PARTNERSHIP 2,** the within named bargainor, a Tennessee general partnership, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership as Co-Managing General Agent (or other authorized officer).

Witness my hand, at office, this 22nd day of May, 2024.

_____
NOTARY PUBLIC

KRISTI TININ-HODGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
05/03/2027

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Antioch Business Park, Section Four, of record in Plat Book 7900, page 683, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to CUMMINGS COURT, LLC, by deed from LM COMPANY, OWNING A SIXTY-NINE PERCENT (69%) UNDIVIDED INTEREST, MELANIE M. HIRT, OWNING A FOURTEEN PERCENT (14%) UNDIVIDED INTEREST, AND DEBORAH M. WOLFMAN, OWNING A SEVENTEEN PERCENT (17%) UNDIVIDED INTEREST, of record in Book 11280, page 774, dated January 4, 1999, said Register's Office. CUMMINGS COURT, LLC has merged into CUMMINGS COURT PARTNERSHIP 2, A TENNESSEE GENERAL PARTNERSHIP pursuant to Certificate of Merger of record in Instrument No. 20230516-0036638, said Register's Office.

EXHIBIT B

EXCEPTIONS

1. The year 2024, a lien but not yet due or payable.

2. Matters shown on the Plan of record in Plat Book 7900, page 683, as in prior Plat Book 4595, page 140, amended in Book 5060, page 113, Book 5190, page 69, Book 5190, page 265, and Book 5190, page 556, said Register's Office.

3. Greenway Conservation Easement as set forth of record as Instrument No. 20021024-0130489, said Register's Office.

4. Drainage Easement as set forth of record in Plat Book 4595, page 140, said Register's Office.

5. 20' Sewer Line Easement as set forth of record in Book 4591, page 406, said Register's Office.

6. Easement for the flow of the water of Mill Creek and the rights of the public therein and the Rights of upper and lower riparian owners to the flow of the water of Mill Creek,.

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 May 24th, 2024.
Date

Affiant Signature

May 24, 2024
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of May, 2024.

Notary's Signature

My Commission Expires: May 5, 2025
Date

Notary Seal (if on paper)

