Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240547691

Karen Johnson Davidson County
Batch # 1143074 DEEDWARR
06/04/2024 12:46:12 PM 2 pgs
Fees: $13.00 Taxes: $25,530.00
20240604-0041677

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $6,900,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of May, 2024.

Notary Public
My Commission Expires:

CARLIE VAN HUIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Churchill Properties LLC, a Delaware limited liability company 4603 Franklin Pike Nashville TN 37220	New Owner	Tax Parcel ID No. 132 14 0 075.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Legina Chaudoin, Trustee of Wobbler Gobbler Trust, dated May 19, 2020.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Churchill Properties LLC, a Delaware limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the PLAN OF RESUBDIVISION PLAT OF THE BROCK - DURHAM PROPERTY, of record as Instrument No. 20000531-0053884, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Legina Chaudoin, Trustee of Wobbler Gobbler Trust dated May 19, 2020, by Warranty Deed from Henry Edward Juszkiewicz and Laura Catherine Juszkiewicz, a married couple, of record in Instrument No. 20200619-0064925, in the Register's Office of Davidson County, Tennessee, dated June 12, 2020 and recorded on June 19, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brock - Durham Property, as recorded in Instrument No. 20000531-0053884.

Covenants, Conditions and Restrictions as set forth in Contract recorded in Book 915, Page 240.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4033, Page 411.

Water Agreement as set forth in instrument recorded in Book 915, Page 240.

This is improved property located at 4603 Franklin Pike Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of June, 2024.

Wobbler Gobbler Trust, dated May 19, 2020

By: Legina Chaudoin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Legina Chaudoin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of Wobbler Gobbler Trust, dated May 19, 2020, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 3rd day of June, 2024.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026