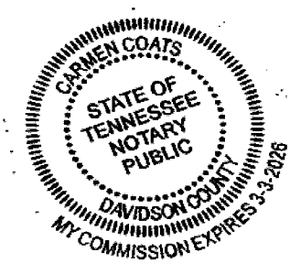
Karen Johnson Davidson County
Batch# 1161161 DEEDWARR
07/24/2024 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20240724-0055720

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00. Affiant Subscribed and sworn to before me, this the 12th day of July, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Urban Gate Properties, LLC	New Owner(s)	053 00 0 013.01
718 McFerrin Ave		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LARRY M. SMITH, REBECCA WINGARD, AND JOHN F. WINGARD**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **URBAN GATE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot NO. 1 on the Revised Plan of A & B Tool Co., Subdivision of record in Plat Book 5190, Page 536, Register's Office for said County, described as follows: Commencing on the northeasterly margin of Robinson Road (State Route 45) at the southerly corner of the property conveyed to the American Legion, Old Hickory Post Number 91, Inc., by deed from Nashville Industrial Corporation of record in Book 1730, Page 1, Register's Office for Davidson County, Tennessee, said point being 412.6 feet, more or less, from a concrete monument at the intersection of Martingale Road and Robinson Road; thence with the southeasterly line of said American Legion property North 37 degrees 35° east 334.44 feet to a steel post in the southwesterly margin of the right-of-way of the Tennessee Central Railroad; 62.5 feet from the center line of said track; thence with said right-of-way south 42 degrees 30' east 268.87 feet to an iron pin; thence leaving said right-of-way south 42 degrees 13' west 126.01 feet to an iron pin; thence north 49 degrees 17' west 120.59 feet to an iron pin; thence south 42 degrees 13' west 174.77 feet to a concrete monument on the northeasterly margin of Robinson Road; thence with the same north 50 degrees 00' west 120.0 feet to the point of beginning, all as shown in Plat Book 5190, Page 536, said Register's Office.

TRACT II: A perpetual and exclusive easement to allow the maintenance and continued occupancy and use of a commercial building over land described as follows:

Land in Davidson County, Tennessee, described as a portion of property described in the deed of record in Book 3674, Page 2, Register's Office for said County, said portion being more particularly described as commencing at the easternmost corner of the property conveyed by Crafton A. Wilson and wife, Mary R. Wilson, and Edward J. Hunter to A&B

Tool Company, Inc., by deed of record in Book 5821, Page 621, said Register's Office, said corner being common with the northernmost corner of property known as Tax Map 53, Parcel 13, and with the southwestern boundary of a railroad right of way owned, now or formerly, by L&N Railroad, thence South 42 degrees, 30 minutes East, along the aforesaid railroad right of way, a distance of one foot to a point, then South 42 degrees, 13 minutes West, a distance of 65.0 feet to a point, thence North 42 degrees 30 minutes West, a distance of one foot to a point in the southeastern boundary of Grantee's property, thence North 42 degrees, 13 minutes East, a distance of 65.0 feet to the point of beginning.

Being the same property conveyed to Larry M. Smith and wife, Dorothy J. Smith, and John F. Wingard and wife, Rebecca Wingard by Warranty Deed from NTA Holdings, Ld, a Texas Limited Partnership, formerly known as NTA Leasing, a Texas General Partnership of record in Instrument Number 2000510-0052799, Register's Office for Davidson County, Tennessee, dated May 06, 2004 and recorded on May 10, 2004.

The said Dorothy J. Smith predeceased the said Larry M. Smith on November 7, 2023, and her entire interest in the subject property passed to the said Larry M. Smith by operation of law.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1409 Robinson Road, Old Hickory, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of July, 2024.

Larry M Smith
Larry M. Smith

Rebecca Wingard
Rebecca Wingard

John F Wingard
John F. Wingard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Larry M. Smith, Rebecca Wingard, and John F. Wingard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of July, 2024.

Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER do hereby make oath that I am a licensed attorney and/or the 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 **July 12, 2024**.

Affiant Signature

July 23, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25