THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS
717 Darden Place
Nashville, TN 37205
615.386.9235

Karen Johnson Davidson County
Batch # 1164963 DEEDWARRSP
08/01/2024 02:34:11 PM 6 pgs
Fees: $33.00 Taxes: $5,927.64
20240801-0058524

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $1,602,064.00.

AFFIANT

Subscribed and sworn to before me this 31st day of July 2024.

Notary Public

My Commission Expires: 3/9/2027

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Number
Jim Crossman Realty, LLC 104 Woodmont Blvd. Suite 203 Nashville, TN 37205	Jim Crossman Realty, LLC 104 Woodmont Blvd. Suite 203 Nashville, TN 37205	See Attached Exhibit "B"

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

DAVID E. RAWLINGS, as trustee of the RAWLINGS FAMILY CHARITABLE REMAINDER TRUST

(hereinafter referred to as "Grantor"), herein this day has bargained and sold, and by these presents does hereby transfer and convey, unto

JIM CROSSMAN REALTY, LLC,

a Tennessee Limited Liability Company (hereinafter referred to as "Grantee"), Grantee's successors and assigns, a one-third (1/3) undivided interest as a tenant in common in certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" hereto and incorporated herein by reference (collectively, the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; and has a good right to convey the Property. Grantor does further covenant and bind 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 under Grantor, but no further or otherwise.

This deed and the interest hereby conveyed are subject to the same limitations, restrictions and encumbrances as may affect the Property. Grantor, by execution of this deed, and Grantee, by acceptance of this deed, hereby acknowledge that no title insurance is being provided and that this deed does not include any advice from preparer regarding title insurance, surveys, inspections, encumbrances, easements, usage permitting or tax qualifications.

This deed and the legal descriptions used herein are prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the Property.

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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 31ST day of July 2024.

TRUSTEE

DAVID E. RAWLINGS, as Trustee of the
RAWLINGS FAMILY CHARITABLE
REMAINDER TRUST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in said county and State, DAVID E. RAWLINGS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of the Rawlings Family Charitable Remainder Trust, the within named bargainor, and that he as such Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his name as Trustee.

WITNESS my hand, at office, this 31st day of July 2024.

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/9/2027

EXHIBIT "A"
(to Special Warranty Deed)

Legal Description

Land in Davidson County, Tennessee, being more particularly described as follows:

Unit Nos. 6, 8, 10, 11, 12, 13, 15, 18, 19, 20, 21, 23, 24, 27, 28, 29, 31, 32, 37, 39, 40, 41, 42, 45, 46, 47, 48, 49, 50, 51, 52, 53, 55, 57, 59, 60, 62, 63, 65, 66, 67, 68, 69, 71, 73, 74, 75, 78, 79, 80, 82, 83, 86, 88, 90, 91, 92, 94, 96, 97, 99, 101, 104, 106, 107, 108, 110, 112, 113, 114, 115, 116, 118, 120, 121, 124, 125, 126, 131, 132, 134, 135, 136, 137, 140, 142, 143, 144, 145, 146, 149, 150, 151, 152, 153, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164 and 169, together with the appurtenant interest in the common elements of West End Terrace Condominium, a horizontal property regime established by Master Deed, of record in Book 6657, Page 549, amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee, said Units being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed.

This legal description is the same as used in the last deed of record.

Being improved residential properties known as Units 6, 8, 10, 11, 12, 13, 15, 18, 19, 20, 21, 23, 24, 27, 28, 29, 31, 32, 37, 39, 40, 41, 42, 45, 46, 47, 48, 49, 50, 51, 52, 53, 55, 57, 59, 60, 62, 63, 65, 66, 67, 68, 69, 71, 73, 74, 75, 78, 79, 80, 82, 83, 86, 88, 90, 91, 92, 94, 96, 97 and 99, located at 276 White Bridge Pike, Nashville, Tennessee 37209; and

improved residential properties known as Units 101, 104, 106, 107, 108, 110, 112, 113, 114, 115, 116, 118, 120, 121, 124, 125, 126, 131, 132, 134, 135, 136, 137, 140, 142, 143, 144, 145, 146, 149, 150, 151, 152, 153, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164 and 169, located at 261 White Bridge Pike, Nashville, Tennessee 37209.

Being the same properties conveyed to DAVID E. RAWLINGS, as trustee of the RAWLINGS FAMILY CHARITABLE REMAINDER TRUST, by deed from WEST END TERRACE, G.P., a Tennessee General Partnership, comprised of David E. Rawlings, as Trustee of the Rawlings Family Charitable Remainder Trust; Jim Crossman Realty, LLC, a Tennessee Limited Liability Company; and Christopher Pridemore Kelly, as Trustee of the West End Terrace Trust, dated July 31, 2024, of record in Instrument No. 20240801-0058523, said Register's Office.

EXHIBIT "B"
(to Special Warranty Deed)

Map-Parcel Numbers

Address	
276 WHITE BRIDGE PIKE 6	103020C00600CO
276 WHITE BRIDGE PIKE 8	103020C00800CO
276 WHITE BRIDGE PIKE 10	103020C01000CO
276 WHITE BRIDGE PIKE 11	103020C01100CO
276 WHITE BRIDGE PIKE 12	103020C01200CO
276 WHITE BRIDGE PIKE 13	103020C01300CO
276 WHITE BRIDGE PIKE 15	103020C01500CO
276 WHITE BRIDGE PIKE 18	103020C01800CO
276 WHITE BRIDGE PIKE 19	103020C01900CO
276 WHITE BRIDGE PIKE 20	103020C02000CO
276 WHITE BRIDGE PIKE 21	103020C02100CO
276 WHITE BRIDGE PIKE 23	103020C02300CO
276 WHITE BRIDGE PIKE 24	103020C02400CO
276 WHITE BRIDGE PIKE 27	103020C02700CO
276 WHITE BRIDGE PIKE 28	103020C02800CO
276 WHITE BRIDGE PIKE 29	103020C02900CO
276 WHITE BRIDGE PIKE 31	103020C03100CO
276 WHITE BRIDGE PIKE 32	103020C03200CO
276 WHITE BRIDGE PIKE 37	103020C03700CO
276 WHITE BRIDGE PIKE 39	103020C03900CO
276 WHITE BRIDGE PIKE 40	103020C04000CO
276 WHITE BRIDGE PIKE 41	103020C04100CO
276 WHITE BRIDGE PIKE 42	103020C04200CO
276 WHITE BRIDGE PIKE 45	103020C04500CO
276 WHITE BRIDGE PIKE 46	103020C04600CO
276 WHITE BRIDGE PIKE 47	103020C04700CO
276 WHITE BRIDGE PIKE 48	103020C04800CO
276 WHITE BRIDGE PIKE 49	103020C04900CO
276 WHITE BRIDGE PIKE 50	103020C05000CO
276 WHITE BRIDGE PIKE 51	103020C05100CO
276 WHITE BRIDGE PIKE 52	103020C05200CO
276 WHITE BRIDGE PIKE 53	103020C05300CO
276 WHITE BRIDGE PIKE 55	103020C05500CO
276 WHITE BRIDGE PIKE 57	103020C05700CO
276 WHITE BRIDGE PIKE 59	103020C05900CO
276 WHITE BRIDGE PIKE 60	103020C06000CO
276 WHITE BRIDGE PIKE 62	103020C06200CO
276 WHITE BRIDGE PIKE 63	103020C06300CO
276 WHITE BRIDGE PIKE 65	103020C06500CO

276 WHITE BRIDGE PIKE 66	103020C06600CO
276 WHITE BRIDGE PIKE 67	103020C06700CO
276 WHITE BRIDGE PIKE 68	103020C06800CO
276 WHITE BRIDGE PIKE 69	103020C06900CO
276 WHITE BRIDGE PIKE 71	103020C07100CO
276 WHITE BRIDGE PIKE 73	103020C07300CO
276 WHITE BRIDGE PIKE 74	103020C07400CO
276 WHITE BRIDGE PIKE 75	103020C07500CO
276 WHITE BRIDGE PIKE 78	103020C07800CO
276 WHITE BRIDGE PIKE 79	103020C07900CO
276 WHITE BRIDGE PIKE 80	103020C08000CO
276 WHITE BRIDGE PIKE 82	103020C08200CO
276 WHITE BRIDGE PIKE 83	103020C08300CO
276 WHITE BRIDGE PIKE 86	103020C08600CO
276 WHITE BRIDGE PIKE 88	103020C08800CO
276 WHITE BRIDGE PIKE 90	103020C09000CO
276 WHITE BRIDGE PIKE 91	103020C09100CO
276 WHITE BRIDGE PIKE 92	103020C09200CO
276 WHITE BRIDGE PIKE 94	103020C09400CO
276 WHITE BRIDGE PIKE 96	103020C09600CO
276 WHITE BRIDGE PIKE 97	103020C09700CO
276 WHITE BRIDGE PIKE 99	103020C09900CO
261 WHITE BRIDGE PIKE 101	103020C10100CO
261 WHITE BRIDGE PIKE 104	103020C10400CO
261 WHITE BRIDGE PIKE 106	103020C10600CO
261 WHITE BRIDGE PIKE 107	103020C10700CO
261 WHITE BRIDGE PIKE 108	103020C10800CO
261 WHITE BRIDGE PIKE 110	103020C11000CO
261 WHITE BRIDGE PIKE 112	103020C11200CO
261 WHITE BRIDGE PIKE 113	103020C11300CO
261 WHITE BRIDGE PIKE 114	103020C11400CO
261 WHITE BRIDGE PIKE 115	103020C11500CO
261 WHITE BRIDGE PIKE 116	103020C11600CO
261 WHITE BRIDGE PIKE 118	103020C11800CO
261 WHITE BRIDGE PIKE 120	103020C12000CO
261 WHITE BRIDGE PIKE 121	103020C12100CO
261 WHITE BRIDGE PIKE 124	103020C12400CO
261 WHITE BRIDGE PIKE 125	103020C12500CO
261 WHITE BRIDGE PIKE 126	103020C12600CO
261 WHITE BRIDGE PIKE 131	103020C13100CO
261 WHITE BRIDGE PIKE 132	103020C13200CO
261 WHITE BRIDGE PIKE 134	103020C13400CO
261 WHITE BRIDGE PIKE 135	103020C13500CO
261 WHITE BRIDGE PIKE 136	103020C13600CO
261 WHITE BRIDGE PIKE 137	103020C13700CO
261 WHITE BRIDGE PIKE 140	103020C14000CO

261 WHITE BRIDGE PIKE 142	103020C14200CO
261 WHITE BRIDGE PIKE 143	103020C14300CO
261 WHITE BRIDGE PIKE 144	103020C14400CO
261 WHITE BRIDGE PIKE 145	103020C14500CO
261 WHITE BRIDGE PIKE 146	103020C14600CO
261 WHITE BRIDGE PIKE 149	103020C14900CO
261 WHITE BRIDGE PIKE 150	103020C15000CO
261 WHITE BRIDGE PIKE 151	103020C15100CO
261 WHITE BRIDGE PIKE 152	103020C15200CO
261 WHITE BRIDGE PIKE 153	103020C15300CO
261 WHITE BRIDGE PIKE 155	103020C15500CO
261 WHITE BRIDGE PIKE 156	103020C15600CO
261 WHITE BRIDGE PIKE 157	103020C15700CO
261 WHITE BRIDGE PIKE 158	103020C15800CO
261 WHITE BRIDGE PIKE 159	103020C15900CO
261 WHITE BRIDGE PIKE 160	103020C16000CO
261 WHITE BRIDGE PIKE 161	103020C16100CO
261 WHITE BRIDGE PIKE 162	103020C16200CO
261 WHITE BRIDGE PIKE 163	103020C16300CO
261 WHITE BRIDGE PIKE 164	103020C16400CO
261 WHITE BRIDGE PIKE 169	103020C16900CO