STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2024.

Notary Public
MY COMMISSION EXPIRES: 09/23/2025
File No. 24-21414C

RACHEL L. DUDLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson Davidson County
Batch# 1166182 DEEDWARR
08/05/2024 07:53:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20240805-0059070

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brack Gregory (NAME)	New Owner (NAME)	135-00-0-079 AND 135-370.00
4307 Stone Hall Boulevard (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Jerry Matthews, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brack Gregory, a married man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

PARCEL I (2010 Murfreesboro Pike, Nashville, TN 37217):

LAND in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plat of Matthews Subdivision, of record in Plat Book 6200, Page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

PARCEL II (2008 Murfreesboro Pike, Nashville, TN 37217):

LAND in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plat of Matthews Subdivision, of record in Plat Book 6200, Page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry Matthews by Warranty Deed from Wesley L. Kinser, III and wife, Elizabeth P. Kinser, dated March 26, 1981, and recorded on March 27, 1981, of record in Book 5725, Page 984, Register's Office for Davidson County, Tennessee;

Being further conveyed to Jerry M. Matthews by QuitClaim Deed from Cheryl E. Matthews, dated December 14, 1992, and recorded on January 11, 1993, of record in Book 8836, Page 888, said Register's Office;

Being further conveyed to The Fuston Hollow Asset Management Company, Jerry Matthews, Director, by QuitClaim Deed from Jerry Matthews, divorced and not since remarried, dated March 8, 2000, and recorded on March 13, 2000, of record in Instrument No. 200003130025394, said Register's Office;

Being further conveyed to Acres of Experience, LLC, Jerry Matthews, Manager, dated January 29, 2001, and recorded on January 31, 2001, of record in Instrument No. 20010131-0009345, said Register's Office;

Being further conveyed to Jerry Matthews by QuitClaim Deed from Acres of Experience LLC, dated March 23, 2006, and recoded on March 24, 2006, of record in Instrument No. 20060324-0033548, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

This is improved property, known as 2010 Murfreesboro Road, Nashville, TN 37217 and 2008 Murfreesboro Pike, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 1st day of August, 2024.

Jerry Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of August, 2024, before me personally appeared Jerry Matthews, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of August, 2024.

MICHAEL MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Signature
My commission expires: 1/25/26

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 **8/1/24** (date of document).

Affiant Signature

8/1/24

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this **1st** day of **August**, 2024.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202408050059070