THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
37140-1B / Box #14

Karen Johnson Davidson County
Batch# 1168527 DEEDWARRSP
08/13/2024 11:56:30 AM 5 pgs
Fees: $28.00 Taxes: $6,475.00
20240813-0061211

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
MidSouth Investments, LLC ATTN: Austin Burton 652 Old Ezell Road Nashville, TN 37217	New Owner	13400020500

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Michael Baron and Nancy H. Baron, Co-Trustees of MNB Tennessee Community Property Trust UAD March 4, 2024** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **MidSouth Investments, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

Being all of the same property conveyed to Ezell House Partnership, a Tennessee general partnership composed solely of Michael D. Baron and Douglas B. Durr as general partners, by Special Warranty Deed dated November 30, 1993, from Third National Bank in Nashville, of record in Book 9171, Page 275, Register's Office for Davidson County, Tennessee. Pursuant to a Certificate of Partnership dated May 1, 2002, of record in Instrument No. 20020503-0054754, said Register's Office, Michael D. Baron and Nancy Baron were identified as the sole partners of Ezell House Partnership and, further, the mis-identification of "Douglas B. Durr" as a partner in the aforementioned deed was corrected. The property was further conveyed to Michael D. Baron by Quitclaim Deed dated May 8, 2007, from Ezell House Partnership, a Tennessee general partnership composed of Michael D. Baron and Nancy H. Baron, of record in Instrument No. 20070511-0056846, said Register's Office. Michael D. Baron further conveyed a one-half (1/2) undivided interest to Glynn J. Dowdle, by Warranty Deed dated May 8, 2007, of record in Instrument No. 20070511-0056847, said Register's Office. Glynn J. Dowdle further conveyed his one-half (1/2) undivided interest to Michael D. Baron and wife, Nancy Baron, as tenants by the entirety, by Special Warranty Deed dated November 29, 2012, of record in Instrument No. 20121204-0111632, said Register's Office. Michael D. Baron further conveyed his interest to Michael D. Baron and wife, Nancy Baron, as tenants by the entirety, by Deed Creating Tenancy by the Entirety, dated November 16, 2012, of record in Instrument No. 20121204-0111633, said Register's Office. The property was further conveyed to Michael D. Baron and Nancy H. Baron, as the Co-Trustees of the MNB Tennessee Community Property Trust UAD March 4, 2024 by Quitclaim Deed dated March 22, 2024, from Michael D. Baron and wife, Nancy Baron, of record in Instrument No. 20240322-0020113, said Register's Office. Nancy Baron being one and the same person as Nancy H. Baron.

THIS is improved property known as 652 Old Ezell Road, Nashville, TN 37217.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantors covenant that they are lawfully seized in fee and possessed of the Real Estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantors do hereby covenant with Grantee that title to the Real Estate Grantors will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 9th day of August, 2024.

Michael Baron, Co-Trustee of MNB Tennessee Community Property Trust UAD March 4, 2024

Nancy H. Baron, Co-Trustee of MNB Tennessee Community Property Trust UAD March 4, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael Baron and Nancy H. Baron, Co-Trustees of MNB Tennessee Community Property Trust UAD March 4, 2024, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of the MNB Tennessee Community Property Trust UAD March 4, 2024, and are authorized by the trust document to execute this instrument on its behalf.

WITNESS my hand, at office this 9th day of August, 2024.

MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,750,000.00.

Affiant

Subscribed and sworn to before me this 9th day of August, 2024.

MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

EXHIBIT A
Legal Description

Land in the Second Civil District of Davidson County, Tennessee, and located in the southeastern quadrant of Old Ezell Road and Donelson Pike, being more particularly described as follows:

Beginning on a concrete monument located and on the South margin of Old Ezell Pike (40' right of way), said concrete monument being easterly along said margin 70 feet, more or less, from the centerline of Donelson Pike, and said pin being the Northwest corner of the herein described tract; thence, continuing along said South margin of Old Ezell Road S 88-45-00 E a distance of 160.00 feet to a concrete monument being the Northeast corner of the herein described tract, and said concrete monument being the Northwest corner of Wallace as evidenced in Book 7253, page 477, Register's Office of Davidson County, Tennessee; thence, leaving said margin and continuing along the western line of Wallace S 02-00-00 E, a distance of 205.50 feet to a concrete monument being the Southeast corner of the herein described tract, said concrete monument being on the North line of Airpark West Properties as evidenced in Book 6204, page 109, Register's Office of Davidson County, Tennessee; thence, leaving said line and continuing along the northern line of Airpark West Properties N 88-45-00 W, a distance of 150.00 feet to a concrete monument being the Southwest corner of the herein described tract; thence, continuing along the eastern line of Airpark West Properties N 04-46-26 W, a distance of 206.31 feet to a concrete monument, the beginning, containing 0.730 acres, more or less, according to a survey by Jesse E. Walker, RLS, PE dated 11-19-93.

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2024 and subsequent years, not yet due and payable. Map and Parcel 13400020500. Current year taxes have been pro-rated between the parties at closing and assumed by the Grantee.

3. Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 4720, page 456, Register's Office for Davidson County, Tennessee.

4. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads or highways.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 August 9, 2024.

John T. Cook, Esq.
Date: August 9, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this August 9, 2024.

JEFFREY S. BE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 10-4-2027