This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Ave., Suite 1550
Nashville, Tennessee 37207
Attn: Mollie Gass, Esq.

Karen Johnson Davidson County
Batch# 1170300 DEEDWARRSP
08/15/2024 12:47:30 PM 6 pgs
Fees: $33.00 Taxes: $3,478.00
20240815-0062532

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
Bear 1958, LLC 2009 Castleman Drive Nashville, Tennessee 37215 Attn: Lucie Cammack	Same Address as New Owner.	Parcel ID: 13101008100

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **EQUITABLE TRUST COMPANY, AS TRUSTEE OF THE 2015 LUCIE WALLACE CAMMACK NON-EXEMPT TRUST, ITS SUCCESSORS AND ASSIGNS** (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **BEAR 1958, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of **improved** land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

[*Signatures Commence on Following Page*]

Witness my hand this 9th day of August 2024.

EQUITABLE TRUST COMPANY, AS TRUSTEE OF THE 2015 LUCIE WALLACE CAMMACK NON-EXEMPT TRUST, ITS SUCCESSORS AND ASSIGNS

By: _____
Name: Michael W. Ruehling, Executor/Trustee
Its: Vice President

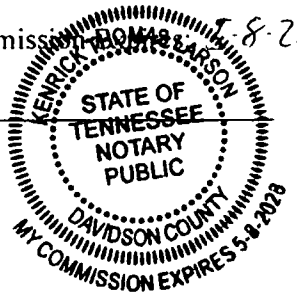
STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Michael W. Ruehling, the Executor/Trustee of **EQUITABLE TRSUT COMPANY, AS TRUSTEE OF THE 2015 LUCIE WALLACE CAMMACK NON-EXEMPT TRUST, ITS SUCCESSORS AND ASSIGNS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal, at office located in Nashville, TN this 9th day of August, 2024.

My Commission Expires: 5-8-2028

_____
Notary Public



STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $940,000.00.

Catherine Moore
Affiant

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

Mollie Bauer
NOTARY PUBLIC

My Commission Expires: 7/6/26

MOLLIE BAUER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 06, 2026

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being Lot No. 45, Plan of BN Stammer Subdivision as shown on plat of record in Plat Book 1424, Page 23, and amended in Instrument No. 20020523-0062990, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eugenia H. Cammack, married by Warranty Deed from Melissa Kaufman unmarried, recorded on the 11th day of November 2012, in Instrument No. 20121113-0104146, in the Register's Office of Davidson County, Tennessee. Said Eugenia H. Cammack died June 16, 2021, her Estate is probated in Docket No. 21P1778, in the Seventh Circuit for Davidson County, Tennessee, Probate Division. Further conveyed to Equitable Trust Company, as Trustee of the 2015 Lucie Wallace Cammack Non-exempt Trust, its successors and assigns, by Executor's Quitclaim Deed of record in Instrument No. 20240806-0059686, said Register's Office.

EXHIBIT "B"

Permitted Exceptions

1. Taxes for the year 2024, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 23, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record as Instrument Number 20020523-0062990, Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 (date of document).

Affiant Signature

August 9, 2024

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON