Karen Johnson Davidson County
Batch# 1173594 DEEDWARRSP
08/23/2024 03:52:30 PM 5 pgs
Fees: $28.00 Taxes: $2,442.00
20240823-0065065

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2024. Notary Public MY COMMISSION EXPIRES: 7-7-25 (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-247

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
7008 Charlotte Trust and Allen IP GP	New owner(s)	102-00-0-080.00
(NAME) 873 Steam Plant Road	(NAME)	
(ADDRESS) Gallatin, TN 37066	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Liberty State Bank, a branch of Citizens Bank of Lafayette Inc., a Tennessee state banking corporation** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to (i) **Allison Duke Budslick, Trustee of the 7008 Charlotte Trust dated August 19, 2024**, as to a fifty percent (50.0)% undivided interest, as tenant in common, and (ii) **Allen IP, GP**, a Tennessee general partnership, as to a fifty percent (50.0)% undivided interest, as tenant in common (the "**Grantees**"), their successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those encumbrances set forth on Exhibit "B", attached hereto and incorporation herein (the "**Permitted Exceptions**").

This is improved property located at 7008 Charlotte Pike, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their successors and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions.

Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantees, their successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject only to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed, effective as of the 23rd day of August, 2024.

GRANTOR:

Liberty State Bank, a branch of Citizens Bank of Lafayette Inc., a Tennessee state banking corporation

By: _____ CBO

Ryan T. Smith, Chief Banking Officer

STATE OF TENNESSEE)

COUNTY OF Putnam)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Ryan T. Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Banking Officer of Liberty State Bank, a branch of Citizens Bank of Lafayette, a Tennessee state banking corporation, the within named Grantor, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Chief Banking Officer of the corporation.

WITNESS my hand, at office, this 23rd day of August, 2024.

Sharon Hallburton

Notary Public

My Commission Expires: 10/23/2027

SHARON HALLIBURTON
STATE OF TENNESSEE NOTARY PUBLIC
OVERTON COUNTY

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

LAND located in Davidson County, Tennessee, and more particularly described as follows:

Outparcel One of The Marketplace as shown on the Plan of the Revised Unified Plat of Subdivision dated May 24, 2000, last revised May 4, 2001, and recorded on May 15, 2001, as Instrument No. 20010515-0050282, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Byrd Family Properties, a Tennessee general partnership, by Quitclaim Deed from Byrd Family Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20120628-0057026, in the Register's Officer for Davidson County, Tennessee, dated June 26, 2012, and recorded on June 28, 2012.

Being the same property conveyed to Liberty State Bank, a branch of Citizens Bank of Lafayette, by Quitclaim Deed from Joseph P. Rusnak, as Substitute Trustee, of record in Instrument No. 20240515-0036032, in the Register's Office for Davidson County, Tennessee, dated May 15, 2024, and recorded on May 15, 2024.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann § 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED UNIFIED PLAT OF SUBDIVISION, THE MARKETPLACE, as recorded in Instrument No. 20010515-0050282, Register's Office, Davidson County, Tennessee.

4. Easements with Covenants and Restrictions Affecting Land of record in Book 11214, Page 793, as supplemented in Book 11249, Page 898, as amended in Book 11258, Page 554, as amended in Book 11696, Page 893, as amended and restated in Instrument No. 20010907-0097402, as amended in Instrument No. 20031021-0155457, as amended in Instrument No. 20040511-0053649 and as amended in Instrument No. 20100914-0073159, Register's Office, Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 August 23, 2024.

Signature
Date: August 23, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 23rd day of August, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025