RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1176194
09/03/2024 09:53:19 AM
Fees: $13.00 Taxes: $1,248.75

Davidson County
DEEDWARR
2 pgs

20240903-0067338

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $337,500.00.

Laura Hull
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF AUGUST, 2024.

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/27/2025

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3201

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Midtown Realty, LLC a Tennessee limited liability company	Midtown Realty, LLC a Tennessee limited liability company	091 09 0 144.00
623 Eastboro Drive	PO Box 331235	
Nashville, TN 37209	Nashville TN 37203	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MILDRED HUDGINS REALTY, LLC* AND LEIGH-LAND STABLES, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MIDTOWN REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 623 Eastboro Drive, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. 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..

Witness its hand on the 30th day of August, 2024.

Mildred Hudgins Realty, LLC

BY:_____
Jim R. Vanderpool PC,
by Jim R. Vanderpool, authorized agent

Leigh-Land Stables, LLC

BY:_____
Jim R. Vanderpool PC,
by Jim R. Vanderpool, authorized agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Jim R. Vanderpool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Authorized Agent of MILDRED HUDGINS REALTY, LLC AND LEIGH-LAND STABLES, LLC, the within named barganor, a limited liability company, and that Jim R. Vanderpool, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of August, 2024.

Notary Public Lisa Allard

My Commission Expires: 7-26-25

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

24-3201

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee being the north 0 feet front and 7 feet 6 inches rear of Lot No. 14 and the south 44 feet front and 42 feet 6 inches rear of Lot No. 15 on the Plan of the W. P. Evans Resubdivision of part of Lot No. 19 of the Cockrill Farm, as of record in Book 161, Page 135 (erroneously referred to as Book 161, Page 19 previously), Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the west margin of Eastboro Drive (formerly Cowan Avenue) 62 feet south of the south margin of Deal Avenue; thence westerly 185 feet to a point which is 65 feet south of the south margin of Deal Avenue; thence southerly 50 feet to a point; thence easterly 185 feet to the west margin of Eastboro Drive (formerly Cowan Avenue); thence with the margin of same, northerly 50 feet to the point of beginning.

Being part of the property conveyed to *Mildred Hudgins Realty LLC, a Tennessee limited liability company (50.5% interest), from AmSouth Bank, as Trustee of The Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, successor to AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust dated February 15, 2001, by Quitclaim Deed, dated 10/29/2002, and recorded 11/01/2002, in Instrument No. 20021101-0134422, Further, being part of the property conveyed to Mildred Hudgins Realty LLC, a Tennessee limited liability company (30.5% interest), from AmSouth Bank, as Trustee of The Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, successor to AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust dated February 15, 2001, by Quitclaim Deed, dated 06/05/2002, and recorded 10/30/2002, in Instrument No. 20021030-0133217, Further, being part of the property conveyed to Mildred Hudgins Realty LLC, a Tennessee limited liability company (20% interest), from AmSouth Bank, the Sole Trustee of The Mildred Hudgins Trust For the Benefit of DeLois Pierce dated December 26, 2001, by Quitclaim Deed, dated 07/25/2002, and recorded 07/31/2002, in Instrument No. 20020731-0092056, Further, being part of the property conveyed to AmSouth Bank, Trustee of The Mildred Hudgins Trust for the Benefit of DeLois Pierce dated December 26, 2001 (20% interest), from AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust dated February 15, 2001, by Quitclaim Deed, dated 12/31/2001, and recorded 01/15/2002, in Instrument No. 20020115-0006245, Further, being part of the property conveyed to AmSouth Bank, Trustee of The Mildred Hudgins Revocable Trust dated February 15, 2001, from Mildred V. Hudgins, by Quitclaim Deed, dated 12/31/2001, and recorded 01/15/2002, in Instrument No. 20020110-0004114, Register's Office for Davidson County, Tennessee. See also, Deed of correction recorded in Instrument No. 20020709-0082529, Further, being the same property conveyed to Herschel T. Hudgins, now deceased and wife, Mildred V. Hudgins, from Russell B. Anderson and wife, Charlotte W. Anderson, by Warranty Deed dated January 30, 1958, and recorded February 3, 1958, in Book 2736, page 571, all of the Register's Office for Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

**LEIGH-LAND STABLES, LLC JOINS IN THIS EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL INTERESTS, IN THE SUBJECT PROPERTY.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.