Karen Johnson Davidson County
Batch# 1191327 DEEDWARRSP
10/09/2024 11:53:30 AM 8 pgs
Fees: $43.00 Taxes: $10,360.00
20241009-0078447

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,800,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 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.: 2023-GTE-284

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Charles Edward Cooke and Badass Properties, LLC	Same as new owner	092-12-0-478.00
(NAME) 205 17th Avenue North, Suite 201	(NAME)	
(ADDRESS) Nashville, TN 37203	(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, **Christopher Kelley and Mary Palmer Dargan, Trustees of the Shirley Talbot Boone Revocable Trust dated July 28, 2011** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **(i) Charles Edward Cooke, as to an undivided fifty percent (50%) interest as tenant in common, and (ii) Badass Properties, LLC, a Tennessee limited liability company, as to an undivided fifty percent (50%) interest as tenant in common** (the "**Grantee(s)**"), their heirs, 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 incorporated herein (the "**Permitted Exceptions**").

This is property located at 1722 West End Avenue, Nashville, TN 37203.

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 heirs, 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, and their heirs, successors, and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 8th day of October, 2024.

GRANTOR:

Shirley Talbot Boone Revocable Trust
dated July 28, 2011

By: Christopher Kelley
Christopher Kelley, Trustee

STATE OF _____)

COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Christopher Kelley 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 Trustee of the Shirley Talbot Boone Revocable Trust dated July 28, 2011, 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 Trust by himself as Trustee of the Trust.

WITNESS my hand, at office, this ___ day of October, 2024.

_____
Notary Public

(N) 10/4/2024
See Attached Certificate

My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

On October 4, 2024 (*Date*) before me, Karina Elenes, Notary Public (*Here Insert Name and Title of the Officer*)

personally appeared Christopher Kelley (*Name(s) of Signer(s)*)

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

KARINA ELENES
Notary Public - California
Riverside County
Commission # 2351054
My Comm. Expires Apr 8, 2025

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (*Signature of Notary Public*)

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: October 8, 2024 Number of Pages: Five

Signer(s) Other Than Named Above: Mary Palmer Dargan

Capacity(ies) Claimed by Signer(s)

Signer's Name: Christopher Kelley	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing: Trustee of the Shirley Talbot Boone Revocable Trust dated July 28, 2011	Signer is Representing:

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CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

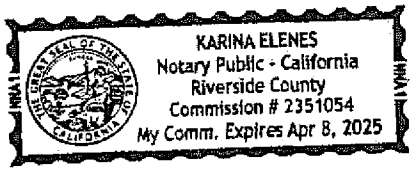
County of Riverside

Subscribed and sworn to (or affirmed) before me on this 4 (Date) day of October (Month), 2024 (Year), by

(1) Christopher Kelley

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: October 8, 2024 Number of Pages: Five

Signer(s) Other Than Named Above: Mary Palmer Dargan

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Shirley Talbot Boone Revocable Trust
dated July 28, 2011

By: _____
Mary Palmer Dargan, Trustee

STATE OF South Carolina)
COUNTY OF Kershaw)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Mary Palmer Dargan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Trustee of the Shirley Talbot Boone Revocable Trust dated July 28, 2011, the within named Grantor, and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by herself as Trustee of the Trust.

WITNESS my hand, at office, this 4th day of October, 2024.

_____
Notary Public Moultrie B. Burns, Jr.

My Commission Expires: 1/17/2030

MOULTRIE B. BURNS
NOTARY PUBLIC
SOUTH CAROLINA

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Part of Lot No. 134 in Boyd Home Tract, a plan of which is registered in Book 21, Page 39, Register's Office for Davidson County, Tennessee, which part being hereby conveyed is more particularly described as follows:

Beginning at the intersection of the northerly line of West End Avenue with the eastern line of what is now 18th Avenue, and thence running easterly with West End Avenue 50 feet; thence, at a right angle to West End Avenue, northerly 160 feet to an alley; thence westerly with the south line of said alley, 50 feet to 18th Avenue; thence, southerly with the easterly line of 18th Avenue, 160 feet to the beginning corner.

Being the same property conveyed to Shirley Talbot Boone Revocable Trust created on the 28th day of July, 2011, from Shirley Talbot Boone, married, by Quitclaim Deed dated July 16, 2012, of record in Instrument No. 20120730-0067126, Register's Office of Davidson County, Tennessee. As affected by Scrivener's Affidavit of record in Instrument No. 20120831-0078772, Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2025 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 plan of Boyd Home Tract, as recorded in Book 21, Page 39.

4. All matters shown on that certain ALTA/NSPS land Title Survey dated September 20, 2023, prepared by David P. Brackman, R.L.S. 1684, with Brackman Land Surveying (the "Survey").

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 October 8, 2024.

Signature
Date: October 8, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 8th day of October, 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