WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/18/2026
(AFFIX SEAL)

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

File No.: 2024-GTE-517

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kenneth Wilson and Tracey Wilson	Same as new owner(s)	117-02-0-006.00
(NAME) 2909 Compton Road	(NAME)	
(ADDRESS) Nashville, TN 37215	(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, **CS Holdings 2, LLC, a Tennessee limited liability company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Kenneth Wilson and Tracey Wilson, husband and wife** (the "**Grantee(s)**"), their heirs 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 (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is property located at 2909 Compton Road, Nashville, TN 37215.

Karen Johnson Davidson County
Batch# 1207149 DEEDWARR
11/20/2024 12:39:30 PM 4 pgs
Fees: $23.00 Taxes: $13,227.50
20241120-0090471

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

Grantor covenants with Grantee(s) 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 Grantee(s) 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 Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 13th day of November, 2024.

GRANTOR:

CS Holdings 2, LLC,
a Tennessee limited liability company

By: _____
Ethan C. Colclasure, Member

By: _____
Alex M. Sitomer, Member

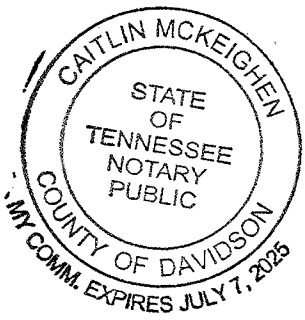
STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Ethan C. Colclasure and Alex M. Sitomer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Members of CS Holdings 2, LLC, a Tennessee limited liability company, the within named Grantor, and that they being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by themselves as the Members of the limited liability company.

WITNESS my hand, at office, this 15th day of November, 2024.

_____
Notary Public



My Commission Expires: 7-7-25

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, being Lot No. 15, Block No. 1 on the plan of A DEVELOPMENT OF STOKES TRACT, as of record in Plat Book 974, Page 24, in the Register's Office of Davidson County, Tennessee, as follows:

Said lot fronts 85 feet on the Easterly side of Compton Road, 220 feet on the Northerly side, 216.4 feet on the Southerly side and measures 85 feet in the rear.

Being the same property conveyed to CS Holdings 2, LLC, by Warranty Deed from Robert Walsh, Executor of the Estate of William A. Shutt, III of record in Instrument No. 20211207-0162172, in the Register's Office of Davidson County, Tennessee, dated December 01, 2021 and recorded on December 07, 2021.

Certificate of Authenticity

I, Joshua A. Terry, 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 11/15/24.

Affiant Signature – Joshua A. Terry

11/18/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/18/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27