Karen Johnson Davidson County
Batch# 1207911 DEEDWARRSP
11/22/2024 10:34:30 AM 6 pgs
Fees: $33.00 Taxes: $9,073.14
20241122-0091443

ADDRESS NEW OWNER:	MAP/PARCEL:	SEND TAX BILLS TO:
Vanderbilt University Office of the General Counsel Attention: Sean Scally 2100 West End Ave, Suite 750 Nashville, TN 37203-5233	104-02-0-383-00	Same Address as New Owner.
This instrument prepared by: Thompson Burton, PLLC Attn: Mollie A. Gass, Esq. 1801 West End Avenue, Suite 1550 Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, **RHONDA R. HICKS** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **VANDERBILT UNIVERSITY**, a Tennessee nonprofit corporation (the "Grantee"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Taxes for the year 2025 and subsequent years, a lien not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 161, Page 171, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of record in Plat Book 332, Page 8, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Instrument Number 20040205-0014323, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 118 30th Avenue South, Nashville, Davidson County, Tennessee 37212.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

[Signatures Commence on Following Page]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 21st day of November, 2024.

GRANTOR:

RHONDA R. HICKS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, Rhonda R. Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of November, 2024.

Notary Public

My Commission Expires: 7/6/26

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

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,452,200.00.

Affiant

Sworn to and subscribed before me this 21 day of November, 2024.

Samantha Birdsall
Notary Public

My Commission Expires: 9-8-25

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Henry George's Subdivision of Part of Lot No. 56 in the Boyd Cockrill Spring Tract, as of record in Plat Book 161, Page 171, and in Plat Book 332, Page 8, Register's Office for Said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Rhonda R. Hicks by deed of record in Instrument No. 20180717-0069500, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

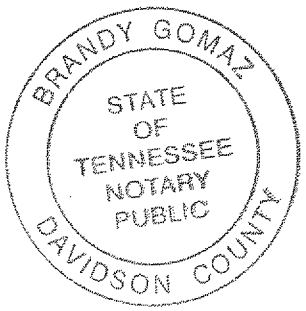
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/21/2024 (date of document).

Affiant Signature

11/22/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of November, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25