Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241149254

Karen Johnson
Batch # 1223261
01/06/2025 10:04:20 AM
Fees: $13.00 Taxes: $1,572.50
Davidson County
DEEDWARR
2 pgs
20250106-0000889

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $425,000.00.

AMB
Affiant

Subscribed and sworn to before me, this 3rd day of January, 2025.

Notary Public
My Commission Expires: _____

CARLIE VAN HUIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES: MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kurio Properties, Inc. 1405 Chickering Rd Nashville, TN 37215	New Owner	Tax Parcel ID No. 114 00 0 133.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Craig Self and Stephanie Self, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kurio Properties, Inc.** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a tract of land out of Tract No. 3 as willed to Mrs. Emma D. Sloan in Will Book 60, Page 140, and by Deed in Book 1303, Page 426, Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the Southeast corner of Old Charlotte Pike and Old Hickory Boulevard; thence, Southerly along the Easterly margin of said Boulevard 225 feet to a point; thence, at right angles Easterly 300 feet to a point in center of a 20 foot easement reserved for Public Utilities; thence, at right, angles Northerly along the center line of said easement 195 feet, more or less, to the Southerly margin of Old Charlotte Pike; thence, Westerly along the Southerly margin of said Pike 305 feet, more or less, to the corner of Old Hickory Boulevard, the Point of Beginning.

Included in the above but excluded therefrom is the property conveyed in the Warranty Deed dated April 20, 1960, of record in Book 3067, Page 151, Register's Office for Davidson County, Tennessee, described as follows:

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being a part of Tract No. 3 on the survey of the J. D. Brown Farm and being the Easterly part of the Jesse C. Wakefield parcel, and being described according to an unrecorded survey made by T. H. Stanford, dated March 26, 1960, as follows:

Beginning at a point in the Southerly margin of Old Charlotte Pike, said point being 206.1 feet from the Southeast corner of Old Charlotte Pike and Old Hickory Boulevard, along the Easterly margin of Old Charlotte Pike; thence, along the Easterly margin of Old Charlotte Pike a distance of 95.0 feet to an iron pin; thence, in a Southerly direction 199.8 feet to an iron pin; thence, at right angles in a Westerly direction 94.6 feet to an iron pin; thence, at right angles in a Northerly direction a distance of 208.0 feet to the point of beginning.

Being the same property conveyed to Craig Self and Stephanie Self, husband and wife, by Warranty Deed from Jason Wakefield and wife, Valerie Wakefield, of record in Instrument No. 20160914-0096467, in the Register's Office of Davidson County, Tennessee, dated September 13, 2016 and recorded on September 14, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Easement for Utilities, recorded in Book 1810, Page 61; Book 5575, Page 542; Instrument No. 20030410-0048062.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 740 Old Hickory Boulevard Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of January, 2025.

Craig Self

Stephanie Self

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Craig Self and Stephanie Self, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, ~~at office~~, this 3rd day of January, 2025.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026