Karen Johnson Davidson County
Batch# 1236554 DEEDWARR
02/12/2025 11:00:30 AM 6 pgs
Fees: $33.00 Taxes: $1,998.00
20250212-0010674

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $540,000.00 Affiant Subscribed and sworn to before me This 5 day of February 2025. Notary Public My Commission Expires: 05-08-28

LYNDSEY ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Address New Owners as:	Tax Bill To:	Map / Parcel
Belle Meade Title and Escrow, Trustee **109 Kenner Avenue, Ste 201** **Nashville, TN 37205**	New Owner	05104017900 05104006600 05104006700

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16359

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Madison Suburban Utility District of Davidson County, Tennessee, a Tennessee public benefit corporation** (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Belle Meade Title and Escrow, as Trustee** (hereinafter referred to as "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Tract I [05104017900]

Tract A of the subdivision of the James and Mary Crossman property of record in Instrument No. 20010508-0047136, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description hereof.

Being a portion of the property conveyed to The Madison Suburban Utility District of Davidson County, Tennessee, a Tennessee public benefit corporation, by deed from Mary B. Crossman, a single woman, of record in Instrument No. 20170630-0066252

This property is commonly known as 0 West Webster Street, Madison, TN 37115.

Tract II [05104006600]

Land in Davidson County, Tennessee, being Unit (66) on the Subdivision of the James and Mary Crossman Property of record in Instrument No. 20010508-0047136, Register of Deeds Office for Davidson County, Tennessee. Excluded from this description is Tract A.

Being property vested in Madison Suburban Utility District by Order from the Sixth Circuit Court for Davidson County, Tennessee, of record in Instrument No. 20181019-0103784.

This property is commonly known as 103 West Webster Street, Madison, TN 37115.

Tract III [05104006700]

A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at the northeast intersection of Webster Street and the L & N Railroad right-of-way, thence along said right-of-way North 18 deg. 33' East 323 feet, more or less, to Cartwright's southwest corner, now the Madison Shopping Center; thence along the Madison Shopping Center line, South 55 deg. East 209.6 feet; thence South 18 deg. 33' West 271.4 feet to the north margin of Webster Street; thence with Webster Street, North 49 deg. West 200 feet to the point or place of beginning.

Being the same property conveyed to The Madison Suburban Utility District by deed from Richard D. Taylor, Substitute Trustee, of record in Book 11300, Page 15, record of Davidson County Register's Office.

This property is commonly known as 115 West Webster Street, Madison, TN 37115.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. All taxes, assessments, levies, and charges which constitute liens or are due and payable including unredeemed tax sales
2. The dower, cutesy, homestead, community property or the other statutory marital rights, if any, of the spouse of any individual insured.
3. Parcel I 05104017900: 0 West Webster Street, Madison, TN 37115
4. Easement of record in Book 4081, page 648, said Register's Office
5. Easement of record in Book 3855, Page 773, said Register's Office
6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument No. 20180829-0085538, said Register's Office
7. Easement for the Flow of Gibson Creek
8. Subject to any Changes in boundaries due to erosion caused by the flow of Gibson Creek
9. Matters as would be disclosed by a current and accurate survey and inspection of the subject premises.
10. All matters as shown on the certain plat of record in Instrument No. 20010508-0047136, in the Register's office for Davidson County, Tennessee.
11. Agreement for dedication of Easement for Sanitary sewer and/or Storm Drainage of record in book 8850, page 493, in the register's office for Davidson County, Tennessee.
12. Memorandum of Lease Agreement by and between Jim A Crossman and Mary L. Crossman (Landlord) and GTE Mobilnet of Nashville Incorporated, a corporation of the State of Washington, of record in Instrument No. 20000228-0019021, in the Register's Office for Davidson County, TN; as assigned by assignment and assumption agreement of record in Instrument No. 200207220087632, in said Register's Office, as further assigned by Assignment of Lease of Record in Instrument No. 20100330-0023607
13. Ground lease by and between Jim Crossman Realty and Holmes Outdoor Advertising of record in Instrument No. 20000912-0090380, in Register's Office for Davidson County, Tennessee.
14. Short form memorandum of Lease by and between Jim Crossman Realty and Pinnacle Media, LLC an Indiana Limited Liability Company, of record in Instrument No. 2010033000023606, in the Register's Office for Davidson County, Tennessee.
15. Grant of Easement of record in Instrument No. 201003300023606, in the Register's Office for Davidson County, Tennessee.
16. Notice of Land Use Restrictions of record in Instrument No. 20160420-0038456, in Register's Office for Davidson County, Tennessee
17. Parcel II 05104006600: 103 West Webster Street, Madison, TN 37115
18. Easement of record in Book 4081, page 648, said Register's Office
19. Easement of record in Book 3855, Page 773, said Register's Office

20. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument No. 20180829-0085538, said Register's Office
21. Easement for the Flow of Gibson Creek
22. Subject to any Changes in boundaries due to erosion caused by the flow of Gibson Creek
23. Parcel III 05104006700; 115 West Webster Street, Madison, TN 37115
24. Easement of record in Book 4081, page 648, said Register's Office
25. Easement of record in Book 3855, Page 773, said Register's Office
26. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument No. 20180829-0085538, said Register's Office
27. Easement for the Flow of Gibson Creek
28. Subject to any Changes in boundaries due to erosion caused by the flow of Gibson Creek

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 5 day of February 2025

Grantor:
Madison Suburban Utility District of Davidson County, Tennessee, a Tennessee public benefit corporation

Cynthia H. Ellis, Gen. Mgr.
By: Cynthia H. Ellis, as General Manager for MSUD

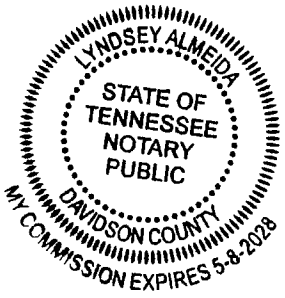
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Cynthia H. Ellis, General Manager for Madison Suburban Utility District of Davidson County, TN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **General Manager for Madison Suburban Utility District of Davidson County, TN**, and as such **General Manager** acknowledged that she is authorized to execute the foregoing instrument on behalf of **Madison Suburban Utility District of Davidson County, TN,** the within named bargainor, and that she as such **General Manager,** executed the foregoing instrument for the purpose therein contained, by signing the name **Cynthia H. Ellis as General Manager.**

WITNESS my hand and official seal at Nashville, Tennessee, this 5 **day of February, 2025.**

Lyndsey Almeida
Notary Public

My Commission Expires: 05-08-28



Certificate of Authenticity

I, Robert J. Notestine III, 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 2.5.25.

AFFIANT SIGNATURE

2.12.25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 12th day of February, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/2025

Notary's Seal:

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY