Karen Johnson Davidson County
Batch# 1236555 DEEDWARR
02/12/2025 11:02:30 AM 6 pgs
Fees: $33.00 Taxes: $9,102.00
20250212-0010675

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $2,460,000.00 Affiant Subscribed and sworn to before me This 6th day of February 2025. Notary Public My Commission Expires: 11/03/2025

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
March Egerton **P.O. Box 160730** **Nashville, TN 37216**	New Owner	05108000900 05108001200

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 **March Egerton** (hereinafter referred to as "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Tract I [05108000900]

Legal description of a parcel located in the 19th Civil District of Davidson County, Tennessee, described more precisely as follows:

Begin at a PK nail set (PKS) at the intersection of the north r/w (50') of West Webster Street and west r/w (80') of Gallatin Pike; thence with the west r/w of Gallatin Pike N 25 45' 50" E 242.46 feet to an iron pin set (IPS); thence leaving Gallatin Pike and with the south line of Madison Square Shopping Center for the following eight (8) calls; N 69 16' 37" W 21.94 feet to an IPS at the wall of a building; thence with the building line passing the northeast corner of the building N 25 28' 23" E 2.14 feet to an IPS; thence paralleling the north face of the building while being one foot plus or minus from the actual face of the building and passing the northwest corner of the building N 64 02' 09" W 112.54 feet to a IPS; thence S 31 08' 58" W 11.07 feet to a PK nail found (PKF); thence running up the creek bed N 67 35'31" W 333.57 feet to a IPS leaving the creek at 255 feet; thence N 24 00' 43" E 20.70 feet to a IPS; thence N 53 45' 44" W 34.58 feet to a IPS; thence leaving N 53 45' 44" W 177.55 feet to a IPF; thence leaving the above line and following the Gerald Farrus property for the next three calls: S 17 02' 47" W 8.60 feet to a IPF; thence continue S 53 54' 05" E 176.38 feet to a IPF; thence S 23 41' 05" W 229.74 feet to a concrete monument found in the north r/w of West Webster Street; thence with north margin of West Webster Street for two calls; S 60 00' 00" E 302.58 feet to a concrete monument found; thence S 64 00' 00" E 191.93 feet to the point of beginning.

Less and except the following:

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.

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 936 Gallatin Pike, Madison, TN 37115.

Tract II [05108001200]

A tract of land in the 11th Civil District of Davidson County, Tennessee, being all of Lot No. 6 through 11, part of Lot Nos. 12 and 13 and part of Douglas Avenue Closed, all as shown on the Plan of L.M. Ezell's 38 Home Tract, not of record,

described according to a survey of Barry Greer & Associates, Land Surveyor, dated August 25, 1980, as follows:

Beginning at a point in the southern right-of-way of West Webster Street, sad point being North 60 deg. 58 min. 39 sec. West, 250.00 feet, as measured along said right-of-way, from its intersection with the western right-of-way of Gallatin Pike, and proceeding as follows: leaving West Webster Street, South 29 deg. 00 min. 00 sec. West 150.00 feet to an iron pin in the southern line of U-Haul Park Plaza, as of record in Book 5210, Page 038, Register's Office for Davidson County, Tennessee, thence with U-Haul Park Plaza North 60 deg. 58 min. 39 sec. West, 391.98 feet to an iron pin in the center of Gibson Creek; then with the center of said creek, North 59 deg. 52 min. 29 sec. East 174.72 feet to an iron pin in the said right-of-way of West Webster Street, thence, with said right-of-way, South 60 deg. 58 min. 39 sec. East, 302.32 feet to the beginning and containing 52,072 square feet, more or less.

Being the same property conveyed to Madison Suburban Utility District of Davidson County, Tennessee, by deed from Madison Utility District of Davidson County, Tennessee, of record in Instrument No. 20210301-0025885.

This property is commonly known as 108 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 05108000900: 936 Gallatin Pike, 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 05108001200: 108 West Webster Street, Madison, TN 37115
18. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument No. 20210413-0049145 and Instrument No. 20210429-0057742.
19. Subject to all matters on the unrecorded survey by Barry Greet and Associates, land surveying dated August 25, 1980
20. Subject to all easements if any in that portion of Douglas Avenue
21. A 10 feet easement for sanitary sewer and/or storm drainage of record in Book 3839, page 927, Register's Office for said county
22. Easement for the Flow of Gibson Creek located within the boundaries of subject property
23. The unrecorded plan shows a 25 foot setback line from West Webster Street and a 5 food utility easement along the southerly boundary of subject property.
24. Easement conveyed to Madison Suburban Utility District by Instrument of record in Book 8409, page 448, Register's office for said county.

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, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 5th day of February 2025

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

Cynthia H. Ellis, Gen. Mgr MSUD
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 the 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 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

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

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