Karen Johnson Davidson County
Batch# 1248717 DEEDWARRSP
03/20/2025 03:01:30 PM 6 pgs
Fees: $33.00 Taxes: $10,360.00
20250320-0020815

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,800,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE March 19th, 2025.

Notary Public

(Affix Seal)

My Commission Expires: 6/29/27

2025-02-2597

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TENNESSEE 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Christopher A. Salow, Trustee of Christopher A. Salow Revocable Living Trust dated February 24, 2000 AND Heidi M. Salow, Trustee of Heidi M. Salow Revocable Living Trust dated February 24, 2000 7445 and 7431 River Road Pike Nashville, TN 37209	4624 Parman Rd. Stockbridge, MI 49285	Map/Parcel 089-00-0-054.00 089-00-0-017.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amber Darrow and Karin Graham Woolwine, Trustees of Marie Sudekum Woolwine Trust Under Declaration of Trust dated December 28, 1950**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher A. Salow, Trustee of Christopher A. Salow Revocable Living Trust dated February 24, 2000 and Heidi M. Salow, Trustee of Heidi M. Salow Revocable Living Trust dated February 24, 2000**, hereinafter called the GRANTEES, their successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Tract 1: Land in Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, dated July 17, 1952, as follows:

Beginning at the southeast corner of the property conveyed to Granville L. Barnes and wife, by deed from W. L. King and wife, of record in Book 1449, page 306, Register's Office for said County, said point being 676 feet easterly from the center of New River Road; thence with the eastern boundary line of said Barnes property north 28 degrees east 614 feet to a 16 inch elm, north 4 degrees west 148 feet to a hickory, north 16 degrees 30' west 323 feet to a 36 inch beech, Barnes northeast corner, said point being in the southern boundary line of the Rucker Farm, now Sircy; thence with the southern boundary line of said farm south 84.25 degrees east 204 feet to a hickory south 85.5 degrees east 136 feet to a cherry; thence continuing eastwardly with said line 250 feet to a hickory, south 81 degrees east 336 feet to a mulberry, south 85 degrees east 564 feet, north 56 degrees east 73 feet, north 37 degrees 323 feet to a sycamore, north 7 degrees west 203 feet and north 66 degrees east 213 feet to the low water mark of the Cumberland River; thence with the low water mark of said river south 31 degrees east 1,128 feet; thence south 77.75 degrees west 623 feet; thence south 15.5 degrees west 1,023 feet; thence south 7.5 degrees 198 feet to a point in the northern boundary line of the property owned by the O'Brien Heirs; thence with said line south 64 degrees 30' west 2,013 feet; thence south 46 degrees 30' east 333 feet; thence south 23 degrees 200 feet; thence north 62 degrees 45' west 303.5 feet; thence north 56 degrees west 247.5 feet; thence north 54 degrees west 263 feet; thence north 58 degrees 45' west 219 feet to a stone; thence north 31 degrees 45' east 236 feet to an iron pin in willow

clump; thence north 38 degrees 15' west 218 feet to an 8 inch sycamore; thence north 1 degrees 30' east 210 feet to a 24 inch ash; thence north 23 degrees east 1,195 feet, more or less, to the beginning containing 134.8 acres, more or less.

Included in the above described property but EXCLUDED from this conveyance is that portion of the above property conveyed to Kyle M. Barnes and wife, Mary V. Barnes by deed from Edward W. Upchurch and wife, Annie L. Upchurch of record in Book 3832, page 630, said Register's office, and described as follows:

Land in the said County and State, described according to a survey made by Richard B. Omohundro, Surveyor, dated April 27, 1963, as follows:

Beginning at a hickory south 16 degrees 30' east 323 feet from a 36 inch beech at the northwest corner of the property conveyed to Edward W. Upchurch and wife, by deed from Canada L. Brindly, of record in Book 2276, page 395, Register's Office for said County, being also the northeast corner of the Granville L. Barnes property; thence south 87 degrees 15' east 159.5 feet to an iron pin; thence south 4 degrees 50' west 220 feet, more or less, to an 18 inch oak; thence south 23 degrees west 220 feet, more or less, to a 10 inch maple; thence north 78 degrees 45' west 193.5 feet to an iron pin; thence north 28 degrees east 262.8 feet to a 16 inch elm; thence north 4 degrees west 148 feet to the beginning, containing 1.6 acres, more or less.

Tract 2: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 1 on the Plan of the "John F. Lewis" Subdivision, as shown by plat and survey of record in Plat Book 7900, Page 512, of the Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin set on the southeasterly right of way of River Road and being the southwesterly corner of the herein described tract and lying adjacent to the property now or formerly conveyed to "S. G. Jordan", as being described in Book 1850, page 611, Register's Office for Davidson County, Tennessee; thence with the aforesaid right of way with the following two (2) calls starting with a curve to the left with a delta of 20 degrees 32' 42', a radius of 741.20 feet and an arc length of 265-78 feet; thence north 8 degrees 51' 28" east, 15.16 feet to the northwesterly corner of the herein described tract and lying in the southerly line of the remaining property of John F. Lewis, et ux, as of record in Book 5162, page 104, Register's Office for Davidson County, Tennessee; thence with the southerly line of the aforementioned "Lewis Property" south 78 degrees 25' 19" east, 278.93 feet to the northeasterly corner of the herein described tract and adjoining the property now or formerly conveyed to "Harvey E. Hall", as being described in Deed Book 2144, page 418, Register's Office for Davidson County, Tennessee; thence S 1 degrees 30' 00" west, 54.55 feet; thence S 38 degrees 15' 00" east, 218.00 feet to the southeasterly corner of the herein described tract, thence N 88 degrees 02' 16" west, 496.05 feet to the point of beginning and containing 2.002 acres, more or less.

Included in the above description but expressly, EXCLUDED from conveyance is portion of property previously conveyed in Instrument No. 20130425-0041320, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marie Sudekum Woolwine Trust Under Declaration of Trust dated December 28, 1950 by Special Warranty Deed from Regions Bank of Tennessee, a Tennessee banking corporation of record in Book 10657, page 288, Register's Office for Davidson County, Tennessee, dated October 23, 1997 and recorded on October 24, 1997.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due or payable; zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is IMPROVED property known as 7445 River Road Pike, Nashville, TN 37209 and 7431 River Road Pike, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

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

Effective this this 17 day of March, 2025:

[The remainder of this page is left blank intentionally.
Signatures and notary acknowledgements appear on the following pages.]

202503200020815

Marie Sudekum Woolwine Trust Under Declaration of Trust dated December 28, 1950

By: A Darrow, Trustee
Amber Darrow, Trustee

STATE OF Georgia

COUNTY OF Coweta

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amber Darrow, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that Amber Darrow and Karin Graham Woolwine are the Trustees of the Marie Sudekum Woolwine Trust Under Declaration of Trust dated December 28, 1950, and any amendments thereto, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

My commission expires: 12/2/2028

Witness my hand, at office, this 17 day of March, 2025.

Lori Davis
Notary Signature

My commission expires: 12/2/2028

Lori Davis
NOTARY PUBLIC
COWETA COUNTY, GEORGIA
My Commission Expires 12/02/2028

Marie Sudekum Woolwine Trust Under Declaration of Trust dated December 28, 1950

By: _____
Karin Graham Woolwine, Trustee

STATE OF _____
Luxembourg, Luxembourg

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karin Graham Woolwine, ~~with whom I am personally acquainted,~~ and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that Amber Darrow and Karin Graham Woolwine are the Trustees of the Marie Sudekum Woolwine Trust Under Declaration of Trust dated December 28, 1950, and any amendments thereto, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of March, 2025.

_____
Kendra Arbaiza-Sundal
Consul
U.S. Department of State
Notary Signature

My commission expires: Indefinite

EMBASSY OF THE UNITED STATES OF AMERICA
LUXEMBOURG

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 03/17/2025 (date of document).

Affiant Signature

03/17/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 17th day of March, 2025.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202503200020815