RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1252220 DEEDWARR
03/26/2025 09:45:17 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20250326-0022562

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paradigm Investments, LLC	New Owner	
(NAME) 4715 Granny White Pike	(NAME)	131-15-0-022.00 131-15-0-022.00-P-000
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ERH TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PARADIGM INVESTMENTS, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract No.1: A tract of land in Davidson County, Tennessee, and described according to a copy of a survey made by Lewis D. Justice, Surveyor, June 19, 1946, as follows:

Beginning at a point in the Westerly margin of the Granny White Pike at the Southeast corner of the property conveyed to Maay L. Rudolph by Deed from Mattie Sawyers, et al, of record in Book 1101, Page 509, Register's Office for said County, being the Northeast corner of this tract; thence with the Westerly margin of Granny White Pike, South 17 degrees 18 minutes West 315 feet to a stake at the Northeast corner of the property this day conveyed to J. Carl Russell and wife, Agnes A. Russell; thence with Russell's North line North 85 degrees 20 minutes West 802 feet to a stake; and continuing with their line, North 85 degrees 50 minutes West 622 feet to a stake; thence North 5 degrees 30 minutes East 297.8 feet to a stake; thence South 84 degrees 55 minutes East 620 feet to a stake; thence South 87 degrees East 869.2 feet to the Westerly margin of said Granny White Pike, to the point of beginning, containing 9.77 acres more or less.

Included in the above description but excluded therefrom for the purpose of this conveyance is the following two Tracts of land:

Tract One: Land in the Davidson County, Tennessee.

Beginning at a point in the Southern boundary line of the property conveyed to Howard L. Gibson by Deed from Thomas L. Poe and wife, of record in Book 2452, Page 395, Register's Office for Davidson County, Tennessee, being North 87 degrees West 684.2 feet from the Westerly margin of Granny White Pike; thence North 87 degrees West 185 feet; thence North 84 degrees 35 minutes West 620 feet; thence South 5 degrees 30 minutes West 297.8 feet; thence South 85 degrees 50 minutes East 622 feet; thence South 85 degrees 20 minutes East 117 feet; thence North 3 degrees 17 minutes East 77.8 feet; thence North 21 degrees 57 minutes East 205.4 feet to the beginning, containing 4.9 acres, more or less.

Tract Two: Land in Davidson County, Tennessee, being described according to a survey made by Hal R. Swann, Jr., Surveyor, dated October 26, 1982.

Beginning at a point in the Westerly margin of Granny White Pike at the Southeast corner of the property that was conveyed to Maay L. Rudolph of record in Book 1101, Page 509, said Register's Office, being the Northeast corner of this tract; thence with the Westerly margin of Granny White Pike, South 17 degrees 18 minutes West 315 feet to a stake at the Northeast corner of the property conveyed to J. Carl Russell; thence with Russell's North line, North 85 degrees 00 minutes West 500 feet to a point being the Southeast corner of the remaining property owned by Jim M. Fitts; thence in a Northerly directly 305 feet, more or less, to a point in the South line of the Baggett Lands, formerly Rudolph; thence running with the Southerly margin of Baggett property South 87 degrees 00 minutes East 500 feet to the point of beginning containing 3.52 acres, more or less.

The Property herein conveyed is more particularly described in a survey prepared by Hal R. Swann, Jr., dated October 20, 1983, as follows:

Beginning at a point in the boundary line between the City of Nashville and the City of Oak Hill, said point being the Northwest corner of the property conveyed to Ernest C. Chandler, Jr., and wife, Evelyn Lenoir Chandler, by Deed from Jim M. Fitts, a widower, of record in Book 5962, Page 696, said Register's Office, being the Northeast corner of this Tract; thence, North 89 degrees 00 minutes 184.2 feet, more or less, to a point; being the Northwest corner of the property; thence South 21 degrees 57 minutes West 205.4 feet to a point; thence, in a Southerly direction, as shown on said survey, 90.10 feet to a point, being the Southwest corner of the property; thence South 85 degrees 44 minutes East, 169.54 feet to a point, being the Southeast corner of the property; thence in a Northerly direction, with the boundary line between the City of Oak Hill and the City of Nashville 305 feet, more or less, to the point of beginning, containing approximately 1.15 acres.

Being the same property conveyed to Terry Wayne Howell and wife, Mary Tucker Howell by Warranty Deed from Jim M. Fitts, surviving spouse of Sammye Phillips Fitts, deceased of record in Book 6162, page 330, Register's Office for Davidson County, Tennessee, dated October 24, 1983 and recorded on October 24, 1983.

Being the same property conveyed to Michael D. Sontag by Quitclaim Deed from Terry W. Howell and Mary T. Howell of record in Instrument No. 20000721-0072334, Register's Office for Davidson County, Tennessee, dated June 08, 2000 and recorded on July 21, 2000 and within the same Deed the said Michael D. Sontag conveyed his interest in the subject property to Terry W. Howell and Mary T. Howell, as equal tenants in common. Said Terry W. Howell has been deceased, died on January 18, 2015.

Being the same property conveyed to Mary T. Howell by Executrix's Quitclaim Deed from Mary T. Howell, Executrix of The Estate of Terry W. Howell, deceased of record in Instrument No. 20210203-0015703 Register's Office for Davidson County, Tennessee, dated January 16, 2021 and recorded on February 03, 2021.

Being the same property conveyed to Mary Tucker Howell, Trustee of The Mary Tucker Howell Revocable Living Trust, dated January 12, 2021 by Quitclaim Deed from Mary T. Howell, an unmarried person of record in Instrument No. 20210203-0015704 Register's Office for Davidson County, Tennessee, dated January 16, 2021 and recorded on February 03, 2021.

Said Mary Tucker Howell has been deceased, died on November 29, 2021.

Being a portion of the same property conveyed to Edward Randolph Howell, Trustee of the Mary Tucker Howell Revocable Living Trust u/a FBO Edward Randolph Howell by Quitclaim Deed from Edward Randolph Howell, Trustee of the Mary Tucker Howell Revocable Living Trust, dated January 12, 2021 of record in Instrument No. 20220112-0004146 Register's Office for Davidson County, Tennessee, dated December 27, 2021 and recorded on January 12, 2022.

Being the same property conveyed to ERH Trust, dated December 20, 2023 by Quitclaim Deed from Edward Randolph Howell, Trustee of the Mary Tucker Howell Revocable Living Trust u/a FBO Edward Randolph Howell of record in Instrument No. 20241212-0096671 Register's Office for Davidson County, Tennessee, dated December 12, 2024 and recorded on December 12, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4715 Granny White Pike, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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 whomsoever. 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.

Witness my hand this 25th day of March, 2025

ERH TRUST

BY: Edward R. Howell

EDWARD RANDOLPH HOWELL, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Edward Randolph Howell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Trustee of The ERH Trust and executed the within instrument as such Trustee.

Witness my hand and official seal this 25th day of March, 2025.

Commission expires:



Notary Public

JW2025-338