# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1271557 DEEDWARR
05/09/2025 02:37:30 PM 6 pgs
Fees: $33.00 Taxes: $7,862.50
20250509-0036752

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 05-09-2026
(AFFIX SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

**THIS INSTRUMENT WAS PREPARED BY**
Logos Realty Closing Services Inc., 1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2025040055

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Cottage Partners, LLC | Cottage Partners, LLC | |
| (NAME) 84 Altentann | (NAME) 84 Altentann | |
| (ADDRESS) Nashville, TN 37215 | (ADDRESS) Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TWO MILLION ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 Dollars ($2,125,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ALBERTA SMITH REVOCABLE TRUST, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO COTTAGE PARTNERS, 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:

See Exhibit A

unimproved ☐
This is improved ☒ property, known as 1003, 1007, 1009 Rev. Dr. Enoch Jones Blvd and 1000 Jefferson Street, M/P 081160387.00, 081160390.00, 081160391.00 and 081160393.00, Nashville, TN 37208
(House No.) (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 Alberta Smith Revocable Trust this 2nd day of May, 2025.

Alberta Smith Revocable Trust

BY: Alberta Smith, Trustee
Alberta Smith
Trustee

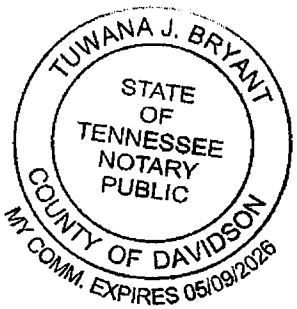
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of May, 2025, before me personally appeared Alberta Smith Revocable Trust to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal atDavidson County, Tennessee this 2nd day of May, 2025.

Commission Expires: 05-09-2026

Tuwana J. Bryant
Notary Public



# Exhibit "A"

The land is described as follows:

**Tract No. 1**

A certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Being on the southerly margin of Madison Street at a point fifty (50) feet westerly from the corner of Lots Nos. 149 and 150 in D.T. McGavocks 1st add, see plan in Book 10, page 606 - 609, R.O.D.C., Tennessee, thence with the southerly margin of Madison Street westerly twenty-six (26) feet to Alice Reddicks N.E. corner, thence with her easterly line southerly sixty (60) feet to her S.E. corner, thence easterly on a line parallel with Madison Street twenty-six (26) feet to a point, thence northerly on a line parallel to the dividing line between Lots 149 and 150, sixty (60) feet to the point of beginning.

Fronting twenty-six (26) feet on the southerly side of Madison Street and extending back between parallel lines sixty (60) feet to a dead line.

Being the same property conveyed to LUCILLE LAWRENCE and LILLIAN SHOCKLEY by Final Decree Confirming Sale of record in Book 6046, Page 64, dated April 28, 1983, said Register's Office. LUCILLE N. LAWRENCE has since conveyed her interest in said property to VICTOR C. SMITH, JR. by Deed of Correction of record in Book 8959, Page 444, dated May 18, 1993, said Register's Office. VICTOR C. SMITH, JR. died testate on or about January 6, 2016, devising said property to his spouse, ALBERTA S. SMITH by will of record in Docket No. 16P504, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is of record in Instrument No. 20170209-0013768, said Register's Office. ALBERTA S. SMITH, A WIDOWED PERSON conveyed her interest in said property to ALBERTA SMITH, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE ALBERTA SMITH REVOCABLE TRUST DATED AUGUST 1, 2017, by Quitclaim Deed of record in Instrument Nos. 20171020-0107640 and 20171020-0107641, dated October 11, 2017, said Register's Office.

LILLIAN SHOCKLEY, A/K/A LEONE FELTS SHOCKLEY died testate on or about March 27, 2001. Pursuant to the terms of her will of record in Docket No. 02P-86, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property was to be administered as part of the probate estate.

**NOTE FOR INFORMATIONAL PURPOSES ONLY: The map/parcel for this tract is 081-16-0-387.00; however, the description referenced above only covers the easterly portion of said parcel.**

**Tract No. 2**

Land in Davidson County, Tennessee, being the northerly part of the easterly one-half of Lot No. 150 of D.T. McGavock's First Addition to Nashville, as of record in Book 10, page 606-609, Register's Office for Davidson County, Tennessee.

Beginning at the end of a concrete retaining wall in the southerly margin of Madison Street, said point being South 69 deg. 30' West, 100 feet from the margin of Tenth Avenue North; running thence with original Lot line 150, South 30 deg. 30' East, 65 feet, to an iron pin in said Lot line; thence South 59 deg. 40' West, 47.3 feet, to an iron pin; thence North 30 deg. 30' East, 73.5 feet, to end of concrete retaining wall in the southerly margin of Madison Street; thence with the southerly margin of Madison Street, North 69 deg. 30' East, 50 feet, to point of beginning, all in accordance with the survey of plat by Morris H. Hickerson, Surveyor, August 5, 1950.

Being the same property conveyed to VICTOR C. SMITH, JR. by deed from LUCILLE N. LAWRENCE of record in Book 8181, Page 294, dated August 21, 1990, said Register's Office. VICTOR C. SMITH, JR. died testate on or about January 6, 2016, devising said property to his spouse, ALBERTA S. SMITH by will of record in Docket No. 16P504, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is of record in Instrument No. 20170209-0013768, said Register's Office.

**NOTE FOR INFORMATIONAL PURPOSES ONLY: The map/parcel for this tract is 081-16-0-390.00; however, the description referenced above only covers the upper portion of said parcel.**

**Tract No. 3**

A certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Being part of Lot No. 149 on the Plan of D.T. McGavock's First Addition to Nashville, of record in Book 10, page 606 - 609, Register's Office for said County, described as follows:

Beginning on the southerly margin of Madison Street, the northwest corner of Lot 149; thence easterly with the southerly margin of Madison Street, 50 feet, more or less, to the northwest corner of a part of said Lot 149 owned by S.D. Tinsley and wife, being 50 feet, more or less, westerly from the southwest corner of Madison Street and 10th Avenue North; thence southerly with their western line 85 feet, more or less, to their southwest corner, and continuing southerly 5 feet, more or less, thence at right angles westerly 50 feet, more or less, to the western boundary line of said Lot 149; and thence northerly with the western boundary line of said Lot 90 feet, more or less, to the beginning.

Being part of the same property conveyed to VICTOR CON SMITH, JR, by Warranty Deed from MOLLIE FEIGENBAUM AND HARRY STERN, EXECUTOR OF THE ESTATE OF MARILYN STERN, DECEASED, of record in Book 5890, page 106, dated May 25, 1982, said Register's Office. VICTOR CON SMITH, JR. died testate on or about January 6, 2016, devising said property to his spouse, ALBERTA S. SMITH by will of record in Docket No. 16P504, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is of record in Instrument No. 20170209-0013768, said Register's Office. ALBERTA S. SMITH, A WIDOWED PERSON conveyed her interest in said property to ALBERTA SMITH, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE ALBERTA SMITH REVOCABLE TRUST DATED AUGUST 1, 2017, by Quitclaim Deed of record in Instrument Nos. 20171020-0107642 and 20171020-0107645, dated October 11, 2017, said Register's Office.

**Tract No. 4**

A certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 149 on the Plan of D.T. McGavock's First Addition to Nashville, of record in Plan Book 10, pages 606 - 609, Register's Office from Davidson County, Tennessee.

Said part of Lot No. 149 begins at the southwest corner of 10th Avenue North (formerly Belleville Street) and Madison Street; running thence southwardly with the westerly margin of the said Avenue 85 feet, more or less, to the point; thence westerly and parallel with Madison Street, 50 feet, more or less, to a point; Thence northwardly and parallel to 10th Avenue a distance of 85 feet, more or less, to the southerly margin of Madison Street; Thence with the margin of said street eastwardly 50 feet, more or less, to the point of beginning.

Being part of the same property conveyed to VICTOR CON SMITH, JR, by Warranty Deed from MOLLIE FEIGENBAUM AND HARRY STERN, EXECUTOR OF THE ESTATE OF MARILYN STERN, DECEASED, of record in Book 5890, page 106, dated May 25, 1982, said Register's Office. VICTOR CON SMITH, JR. died testate on or about January 6, 2016, devising said property to his spouse, ALBERTA S. SMITH by will of record in Docket No. 16P504, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is of record in Instrument No. 20170209-0013768, said Register's Office. ALBERTA S. SMITH, A WIDOWED PERSON conveyed her interest in said property to ALBERTA SMITH, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE ALBERTA SMITH REVOCABLE TRUST DATED AUGUST 1, 2017, by Quitclaim Deed of record in Instrument Nos. 20171020-0107642 and 20171020-0107645, dated October 11, 2017, said Register's Office.

**NOTE FOR INFORMATIONAL PURPOSES ONLY: The map/parcel for this tract is 081-16-0-393.00; however, the description referenced above covers the upper portion of said parcel.**

**Tract No. 5**

Land in Davidson County, Tennessee, being part of Lot No. 149 on the plan of D.T. McGavock's First Addition to Nashville, of record in Book 10, pages 606- 609, Register's Office for said County, described as follows:

Beginning on the northerly margin of Jefferson Street at a point 38 feet, more or less, westerly from the westerly margin of 10th Avenue North, formerly Belleville Street, the southwest corner of a part of said lot owned by the H.G. Hill Grocery & Baking Company; thence northerly with said Company's western line 40 feet, more or less, to a point 32 feet, more or less, westerly from the western margin of 10th Avenue North; thence continuing northerly with said Company's western line 50 feet, more or less, to a point in said line five feet, more or less, southerly from the northwest corner of said Company's lot; thence westerly 31 feet, more or less, to a point 36 feet, more or less, eastwardly from the western boundary line of said Lot No. 149, being the northeast corner of a part of said Lot No. 149 owned by Mollie and Bertha I. Zaricor; thence southerly with their eastern line 50 feet, more or less, to a point said line 38 feet, more or less, easterly from the western boundary line of said Lot No. 149; thence continuing southerly with their eastern line 40 feet, more or less, to Jefferson Street, their southeast corner and 30 feet, more or less, easterly from the southwest corner of said Lot No. 149; thence easterly with the northerly margin of Jefferson Street, 31 feet, more or less, to the beginning.

Being part of the same property conveyed to VICTOR CON SMITH, JR, by Warranty Deed from MOLLIE FEIGENBAUM AND HARRY STERN, EXECUTOR OF THE ESTATE OF MARILYN STERN, DECEASED, of record in Book 5890, page 106, dated May 25, 1982, said Register's Office. VICTOR CON SMITH, JR. died testate on or about January 6, 2016, devising said property to his spouse, ALBERTA S. SMITH by will of record in Docket No. 16P504, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is of record in Instrument No. 20170209-0013768, said Register's Office. ALBERTA S. SMITH, A WIDOWED PERSON conveyed her interest in said property to ALBERTA SMITH, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE ALBERTA SMITH REVOCABLE TRUST DATED AUGUST 1, 2017, by Quitclaim Deed of record in Instrument Nos. 20171020-0107642 and 20171020-0107645, dated October 11, 2017, said Register's Office.

**NOTE FOR INFORMATIONAL PURPOSES ONLY: The map/parcel for this tract is 081-16-0-393.00; however, the description referenced above covers the westerly lower portion of said parcel.**

**Tract No. 6**

Land in Davidson County, Tennessee, being part of Lot No. 149 on the plan of D.T. McGavock's First Addition to Nashville, of record in Book 10, pages 606- 609, Register's Office for said County, described as follows:

Beginning at the northwest corner of Jefferson Street and 10th Avenue North, formerly Belleville Street, thence with the westerly margin of Belleville Street northerly 95 feet, more or less, to Preston and Whitehead's southeast corner; thence with their south line westerly parallel with Madison Street 33 1/3 feet, more or less; thence southerly 55 feet, more or less, to a point 40 feet, more or less, northerly from the northerly margin of Jefferson Street and 32 feet, more or less, westerly from the westerly margin of 10th Avenue North; thence continuing southerly 40 feet, more or less, to a point on the northerly margin of Jefferson Street 38 feet, more or less, westerly from the westerly margin of said Avenue; thence easterly with the northerly margin of said street 38 feet to the beginning.

Being part of the same property conveyed to VICTOR CON SMITH, JR, by Warranty Deed from MOLLIE FEIGENBAUM AND HARRY STERN, EXECUTOR OF THE ESTATE OF MARILYN STERN, DECEASED, of record in Book 5890, page 106, dated May 25, 1982, said Register's Office. VICTOR CON SMITH, JR. died testate on or about January 6, 2016, devising said property to his spouse, ALBERTA S. SMITH by will of record in Docket No. 16P504, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is of record in Instrument No. 20170209-0013768, said Register's Office. ALBERTA S. SMITH, A WIDOWED PERSON conveyed her interest in said property to ALBERTA SMITH, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE ALBERTA SMITH REVOCABLE TRUST DATED AUGUST 1, 2017, by Quitclaim Deed of record in Instrument Nos. 20171020-0107642 and 20171020-0107645, dated October 11, 2017, said Register's Office.

**NOTE FOR INFORMATIONAL PURPOSES ONLY: The map/parcel for this tract is 081-16-0-393.00; however, the description referenced above covers the easterly portion of said parcel.**

# Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 05/01/2025.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 05/5/2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 05/05/2025

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

