Karen Johnson Davidson County
Batch # 1283107 DEEDWARR
06/09/2025 09:11:35 AM 5 pgs
Fees: $28.00 Taxes: $20,350.00
20250609-0044950

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Reginald L. Claud and wife, Jacqueline P. Claud 3710 WS Rawls Rd Springfield, TN 37172	Same	106-06-0-086.00

FOR AND IN CONSIDERATION of the sum of Five Million Five Hundred Thousand and 00/100 Dollars ($5,500,000.00), in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CHRISTOPHER RICHEY and KENNETH BURD, each a resident of the State of Tennessee (collectively, "Grantors"), have bargained and sold, and by these present, transfer and convey unto REGINALD L. CLAUD and wife, JACQUELINE P. CLAUD, each a resident of the State of Tennessee (collectively, "Grantees"), their heirs, successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 658 Murfreesboro Pike, Nashville, Davidson County, Tennessee 37210. The Subject Property is conveyed to Grantees subject to the matters described on Exhibit B attached hereto and incorporated herein by reference. The Subject Property does not serve as Grantors' marital residence.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said Subject Property in fee simple, have good right to convey it, and that same is unencumbered. Grantors further covenant and bind themselves and their heirs, successors and assigns to warrant and forever defend the title to the Subject Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming an interest in said Subject Property.

<Signatures and notary acknowledgments appear on the following pages.>

IN WITNESS WHEREOF, Grantors have hereunto set their signatures, this 4th day of June, 2025.

GRANTORS:

CHRISTOPHER RICHEY

KENNETH BURD

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me, Amy Hankins, the Undersigned Notary Public of said County and State, personally appeared CHRISTOPHER RICHEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 4th day of June, 2025.

Notary Public

My Commission Expires: 6/20/2028

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-20-2028

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me, Amy Hankins, the Undersigned Notary Public of said County and State, personally appeared KENNETH BURD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 4th day of June, 2025.

Notary Public

My Commission Expires: 6/20/2028

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-20-2028

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Five Million Five Hundred Thousand and 00/100 Dollars ($5,500,000.00).

AFFIANT

Sworn to and subscribed before me, this 4th day of June, 2025.

Notary Public

My Commission Expires: 6/20/2028

AMY HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-20-2028

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Resubdivision of Thompson Subdivision, of record in Book 6250, page 445, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to MID-TN EROSION AND SEDIMENT CONTROL, INC., a Tennessee corporation, by deed from BROWNING FERRIS INDUSTRIES OF TENNESSEE, INC., a Tennessee corporation, F/K/A BROWNING-FERRIS INDUSTRIES OF MEMPHIS, INC., a Tennessee corporation, successor-in-interest by merger with BROWNING-FERRIS INDUSTRIES OF NASHVILLE, INC., a Tennessee corporation, of record as Instrument No. 20160304-0020972, dated February 23, 2016, said Register's Office.

MID-TN EROSION AND SEDIMENT CONTROL, INC., A TENNESSEE CORPORATION, conveyed said property to CHRISTOPHER RICHEY and KENNETH BURD, as tenants-in-common, each an undivided 1/2 interest, by Quitclaim Deed of record as Instrument No. 20170622-0062879, dated June 15, 2017, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2025 and subsequent years.

2. Matters shown on the Plan of record in Book 6250, page 445, said Register's Office.

3. Restrictive Covenants set forth in deed of record as Instrument No. 20160304-0020972, said Register's Office.

4. Easement to Southern Bell Telephone and Telegraph as set forth in deed of record in Book 1300, page 207, said Register's Office.

5. Sewer Easement of record in Book 1850, page 153, said Register's Office.

6. Sewer Easement of record in Book 1850, page 155, said Register's Office.

7. Sewer Easement of record in Book 1850, page 164, said Register's Office.

8. Easement(s) set forth in deed of record in Book 5199, page 762, said Register's Office.

9. Common Easements of record in Book 5199, page 770, said Register's Office.

10. Easement Deed by Court order of record as Instrument No. 20120228-0017172, said Register's Office.

11. Easement Deed by Court order of record as Instrument No. 20140114-0003779, said Register's Office.

12. Title to that portion of the premises, if any, embraced within the right-of-way of Louisville & Nashville Railroad.

13. Rights and interests of Rogers Manufacturing under an unrecorded lease.