Karen Johnson Davidson County
Batch# 1291392 DEEDWARRSP
06/27/2025 01:07:30 PM 6 pgs
Fees: $33.00 Taxes: $7,770.00
20250627-0050888

This Instrument Prepared By:
Brandi Norred Maiorino, Esq.
Husch Blackwell LLP
501 Commerce Street, Ste 1620
Nashville, TN 37203

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Epice GH RE, LLC 2902 12th Ave South Nashville, TN 37204	Same as New Owner	117 14 0 038.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,100,000.00.

Affiant

Sworn to and subscribed before me, this 17 day of June, 2025.

Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kimberly C. Crafton, Trustee of the Kimberly C. Crafton Living Trust dated February 15, 2019** ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **Epice GH RE, LLC**, a Texas limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's right, title and interest in and to that certain parcel of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by this reference (the "**Property**"), together with together with all buildings, structures and other improvements of any and every nature located on the Property.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described in Exhibit B hereto (collectively the "Permitted Encumbrances").

The Property is improved property known as 3827 Cleghorn Avenue, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD the Property, and the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its heirs and assigns, forever.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject to current taxes, zoning regulations, all matters of record, and all other matters as a current survey of the Property may reflect.

[*Remainder of Page Intentionally Deleted; Signatures on Following Page*]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed on June 24, 2025.

GRANTOR:

KIMBERLY C. CRAFTON, TRUSTEE OF THE KIMBERLY C. CRAFTON LIVING TRUST DATED FEBRUARY 15, 2019

By: _____
Kimberly C. Crafton, Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, KIMBERLY C. CRAFTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Kimberly C. Crafton Living Trust dated February 15, 2019, and is authorized to execute this instrument on behalf of the such trust.

WITNESS my hand and office, this 24th day of June, 2025.

_____
Notary Public

My Commission Expires: July 16, 2026

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

HB: 4867-3769-7159.4

EXHIBIT A
to Special Warranty Deed

Legal Description

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE NORTHERLY ONE-HALF OF LOT 30 AND THE SOUTHERLY 25 FEET OF LOT 31 OF BLOCK "C" ON THE PLAN OF HILLSBORO VIEWS DEVELOPMENT COMPANY'S SUBDIVISION, AS OF RECORD IN BOOK 974, PAGES 64 AND 65, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID PARTS OF LOT NOS. 30 AND 31 FRONT 75 FEET ON THE WESTERLY SIDE OF CLEGHORN AVENUE, AND RUN BACK BETWEEN PARALLEL LINES, 186 FEET TO A DEAD LINE.

BEING A PORTION OF THE SAME PROPRETY CONVEYED TO KIMBERLY C. CRAFTON, TRUSTEE OF THE KIMBERLY C. CRAFTON LIVING TRUST DATED FEBRUARY 15, 2019, BY DEED FROM KIMBERLY C. CRAFTON, EXECUTOR OF THE ESTATE OF JAMES A. CRAFTON, DECEASED, WHO DIED ON FEBRUARY 15, 2019, IN CONNECTION WITH THE DISTRIBUTION OF THE ESTATE OF THE DECEDENT PURSUANT TO THE DECEDENT'S WILL THAT WAS DULY ADMITTED TO PROBATE IN DAVIDSON COUNTY, TENNESSEE, ON MARCH 18, 2019, AND RECORDED UNDER DOCKET NO. 19P-509 IN THE SEVENTH CIRCUIT COURT CLERK'S OFFICE (PROBATE DIVISION) FOR SAID COUNTY, OF RECORD IN INSTRUMENT NO. 201910240109219, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to James A. Crafton by deed dated October 15, 2004 from Viking Properties, LLC, of record in INSTRUMENT NO. 20041021-0126902, Register's Office for Davidson County, Tennessee.

EXHBIIT B
Permitted Encumbrances

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

2. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

3. All matters shown on plat(s) of record in Book 974, Page 64, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers, by and between G. Wallace Wood, M.D.; Eric M. Chazen, M.D.; and Joseph F. Lentz, M.D. and The Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 5125, Page 974, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Stormwater Detention Agreement, by and between Dr. Jim Crafton and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200402270022470, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Mutual Parking Easements, by and between James A. Crafton and James A. Crafton and wife, Kimberly Crafton, of record in Instrument No. 200909220088335, in the Register's Office of Davidson County, Tennessee.

7. That portion of the land embraced within the bounds of any public road or thoroughfare

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 6/27/2025 (date of document).

Bainbridge Dillion
Affiant Signature

6/27/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of June, 2025 .

Erica Allyn
Notary's Signature

MY COMMISSION EXPIRES: 01/04/2027

NOTARY'S SEAL

