SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 308,000.00 .

Kimberley C Kimbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July, 2025.

Mary Gail Porter
Notary Public
COMMISSION EXPIRES: 12-05-2026

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1303965 DEEDWARRSP
07/31/2025 08:38:30 AM 2 pgs
Fees: $13.00 Taxes: $1,139.60
20250731-0060442

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lennox Lane Apartments, LLC	Same as Owner	090-08-0-132.01
(NAME)	(NAME)	
123 43rd Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Elizabeth Reeser, an adult incompetent person, by and through Cathryn Armistead, her Court-Appointed Conservator,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lennox Lane Apartments, LLC, a Missouri Limited Liability Company,** HEREINAFTER CALLED GRANTEE, AND ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 26 on the Plan of Gaileywood, Section 2, as of record, in Book 3106, page 38, described as follows:

BEGINNING on the westerly margin of Croley Drive at the corner of Lots: Nos. 26 and 27; thence with the line between said two lots westerly 129.8 feet to a point in the line between Lots Nos. 26 and 30; thence with the line between said two lots, northwesterly 58.5 feet to the easterly margin of an alley; thence with the easterly margin of said alley, north 27 degree: 05 minute" east 17.29 feet to the southwest corner of Lot No. 41 on the Plan of the subdivision of Lot No. 28, and part of Lot No. 30 of the B. F. 1 Cockrill Farm, as of record in Plan Book 332, page 2; thence with the line between Lots Nos. 26 and 41, south 84 degrees 40 minutes east 164.42 feet to the westerly margin of Croley Drive; thence with the same, south 3 degrees 54 minutes west 53 feet to the beginning.

This being the same description as in previous deed of record.

Being the same property conveyed to Billie Jean Reeser, unmarried, by Warranty Deed from William C. Carter and wife, Annie Mai Carter, of record, dated August 26, 1976, recorded August 27, 1976 in Book 5063, Page 122 in the Register's Office for Davidson County, Tennessee. The said Billie Jean Reeser died intestate on November 23, 2022, leaving Elizabeth Reeser, her adult daughter, as her only heir at law. See Affidavit of Heirship of recordin Instrument No. **20250730-0060280** in said Register's Office. See further the Affidavit of H. Garth Click, Esq., Administrator of the estate of Billie Jean Reeser, deceased, appointed by the Circuit Court (Probate Division) for Davidson County, Tennessee in Docket No. 25P625, said Affidavit of record in Instrument No. **20250730-0060281** in the Register's Office for Davidson County, Tennessee.

Grantor Cathryn Armistead was appointed Conservator for Elizabeth Reeser by order of the Circuit Court (Probate Division) for Davidson County, Tennessee in Docket No. 24P1511. This sale and conveyance of the property by Cathryn Armistead as the Conservator for Elizabeth Reeser was approved in said Court by Order Approving Sale of Real Property entered July 22, 2025.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and 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.

This is improved property known as 731 Croley Drive, 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 GRANTEE and its successors and assigns, forever, and GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE and its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR, (other than claims arising out of the matters set forth above), 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.

Witness my hand this 30 day of July, 2025.

GRANTOR:

Elizabeth Reeser by CA as conservator for Elizabeth Reeser

Elizabeth Reeser, by Cathryn Armistead, as Conservator for Elizabeth Reeser

State of Tennessee

County of Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Cathryn Armistead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged herself to be the duly appointed and acting Conservator for Elizabeth Reeser, an adult incompetent person, the within named Grantor, and in my presence executed the within instrument for and on behalf of said Grantor by signing the name of Grantor by herself as Grantor's Conservator, and further upon oath acknowledged that she did so freely and voluntarily on behalf of said Grantor for the purposes therein contained being duly authorized so to do.

WITNESS my hand and seal this 30th day of July, 2025.

Commission Expires: 05/03/2027

NOTARY PUBLIC

JULIE ELIZABETH FLANAGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2027

Certificate of Authenticity

I, Anthony N. Greco, 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 the 30th day of July, 2025.

07/30/2025

Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 30th day of July, 2025.

Notary Public

Commission Expires: July 17,2027

ERNEST D. BENNETT, III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027