Register Return To:
Land Title South
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067

26-CD-059

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1424914 DEEDWARR
05/26/2026 10:33:52 AM 2 pgs
Fees: $13.00 Taxes: $22,200.00
20260526-0047430

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TAISHA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-05-2028

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 26-CD-059

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
C&M Real Estate, LLC, a Tennessee limited liability company	C&M Real Estate, LLC, a Tennessee limited liability company	159-00-0-112.00
(NAME) 919 Dorset Drive	(NAME) 919 Dorset Drive	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Million And No/100 Dollars ($6,000,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES DOUGLAS ALLEN AND GEORGE HARRIS CLAYTON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C&M REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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:

Being a tract of land in the North lying in Davidson County, Nashville, Tennessee, and in the South lying in Williamson County, Brentwood, Tennessee, and being more particularly described as follows:

Beginning at a found iron pin on the southerly margin of Old Hickory Boulevard, the northeast corner of the Harold E. Crye property, as recorded in Deed Book 2283, Page 548, Register's Office for Davidson County, Tennessee.

Thence, along said margin of Old Hickory Boulevard, South 70 deg. 48' 05" East, 77.77 feet to a found iron pin;

Thence, South 70 deg. 26' 37" East, 260.65 feet to a found iron pin, the northwest corner of the W. Fred Williams, Trustee property, as recorded in Deed Book 1467, Page 520, and the same being the northwest corner of Lot 68, Maryland Farms, Section 57, as recorded in Plat Book 22, Page 53, Register's Office for Williamson County, Tennessee;

Thence, leaving Old Hickory Boulevard, South 04 deg. 33' 28" West, 148.49 feet to a found iron pin;

Thence, North 73 deg. 32' 02" West, 332.70 feet to a found iron pin in the north line of the Prime Care Two, LLC property as recorded in Deed Book 1602, Page 103, and the same being in the north line of Lot 1, Maryland Farms, Section 70, as recorded in Plat Book 23, Page 83, Register's Office for Williamson County, Tennessee;

Thence, North 04 deg. 03' 07" East, 166.96 feet to the point of beginning, containing 51,467 square feet or 1.18 acres.

Being a portion of the same property conveyed to James Douglas Allen and George Harris Clayton, as tenants in common by Warranty Deed from Clarence E. Reynolds, Jr., a widower of record in Instrument No. 20030218-0020832, in the Register's Office for Davidson County, Tennessee; and in Book 2723, Page 638, in the Register's Office for Williamson County, Tennessee, dated February 18, 2003 and recorded on February 18, 2003.

unimproved ☐
This is improved ☒ property, known as 1177 Old Hickory Blvd, Brentwood, TN 37027
(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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 22 day of May 2026.

James Douglas Allen

George Harris Clayton

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22 day of May 2026, before me personally appeared James Douglas Allen and George Harris Clayton to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) 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 at Franklin, Tennessee this 22 day of May 2026

Commission Expires: _____

LATRISHA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-05-2028

Notary Public