Name and Address of New Owner:
HDF Real Estate, LLC
4803 Old Hickory Boulevard
Nashville, TN 37218

Send Tax Bills To:
HDF Real Estate, LLC

Karen Johnson Davidson County
Batch# 611369 DEEDWARR
04/09/2021 12:28:30 PM 2 pgs
Fees: $13.00 Taxes: $5,457.50
20210409-0047523

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 75 9 268.00 & 92-027.23

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James L. Peach, Sr. and wife, Venetia K. Peach**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **HDF Real Estate Holdings, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:
4803 Old Hickory Blvd.
07509026800

Land in Davidson County, Tennessee, being part of Lot 1 on the James L. Peach, Sr. Property, as of record in Plat Book 7900, Page 648, Register's Office for Davidson County, Tennessee, described according to a survey dated October 8, 1993, revised October 25, 1993, by Joseph C. McConnell, Tennessee Registered Land Surveyor, LLC. No. 992, as follows:

Beginning at a concrete monument in the easterly margin of Bonnahorn Drive at its southerly terminus and at the southwest corner of Lot No. 1150 on the Plan of Hermitage Hills, Section 9, as of record in Plat Book 3600, Page 97, said Register's Office; thence along the southerly line of said lot N 74°23'42" E 82.59 feet to a point; thence S 15°15'59" E 25.09 feet to a point at the northwest corner of Lot 1, Resub Commercial Area #5 Hermitage Hills, as of record in Plat Book 4715, Page 60, Register's Office for Davidson County, Tennessee; thence with the westerly line of said Lot 1, Resub Commercial Area #5, Hermitage Hills, S 16°06' E 150 feet to a point at the southwest corner of Lot 1, Resub Commercial Area #5, Hermitage Hills; thence N 61°53'38" W 115.94 feet to a point; thence N 15°36'18" W 94.85 feet to the point of beginning.

The above described tract is not a separate building site and is to be combined with Lot 1, Resub Commercial Area #5, Hermitage Hills to form Lot 1 on the James L. Peach, Sr. Property as depicted in Plat Book 7900, Page 648, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James L. Peach, Sr. and wife, Venetia K. Peach, by Warranty Deed from Hermitage Church of Christ, recorded on January 18, 1994, of record in Book 9222, Page 214, Register's Office for Davidson County, TN.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of April, 2021.

(SEAL)
James L. Peach, Sr.

(SEAL)
Venetia K. Peach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 2021, before me personally appeared James L. Peach, Sr. and Venetia K. Peach, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of April, 2021.

Notary Signature
My commission expires:

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,475,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 8th day of April, 2021.

Notary Public
My commission expires: 10/25/22
File No. 2021-2280

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

True Copy Certification

I, John A. Bell Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson
Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Attorney's Signature

My Commission Expires: 01-06-2025
Notary Seal (if on paper).

LEAH MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-06-2025