Name and Address of New Owner:
Strategic Options International, LLC
c/o Myron Dowell
2917 West End Ave., Suite 126-148
Nashville, TN 37203

Send Tax Bills To:
Strategic Options International, LLC
2917 West End Ave., Suite 126-148
Nashville, TN 37203

This Instrument Prepared By:

Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 086-00-0-150.00

Karen Johnson Davidson County
Batch# 642233 DEEDWARRSP
05/21/2021 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20210521-0069399

SPECIAL 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, **Bobby Beadle and Justin Morris**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Strategic Options International, LLC, a Tennessee Limited Liability Company** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

1st Tract: Beginning at the Southwest Corner of W. P. Wright property, and running South with Dodson Chapel Road 75 feet to W. O. Earheart's Northwest corner; thence Eastwardly 105 feet to Ms. B. F. Everett's line; thence North with her line 75 feet to W. P. Wright's corner; thence west 105 feet to Dodson Chapel Road. Property bounded on the south by Davidson County Tax Map 08600014900, owned by Melvin A. Beaty, Trustee, recorded in Book 9403, page 736, and property bounded on the north by Davidson County Tax Map 08600015100, and owned by William R. Lewis, et at, of record in Instrument No. 20050614-0067952, Register's Office for Davidson County, Tennessee.

2nd Tract: Commencing at a point in the center of Dodson Chapel Road 195.5 feet from Central Pike and running thence South with Dodson Chapel Road 113 feet more or less to the tract of ground sold by W. P. Wright to Joe Sullivan, Jr.; thence with the line of the Joe Sullivan Jr. lands Eastwardly 115 feet to a point in the land of B. F. Everett and wife; thence North 113 feet to a point 195.5 feet from Central Pike; thence Westwardly 115 feet to the beginning.

Being the same property conveyed to Bobby Beadle and Justin Morris by Warranty deed from Donald Wright and Melissa Wright Jones of record in Instrument No. 20130528-0053408 Register's Office for Davidson County, Tennessee, dated May 22, 2013 and recorded on May 28, 2013. (Value of consideration shown in aforementioned deed $55,000.00.)

Being also known as 3957 Dodson Chapel Road, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate unto the Grantee, their 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 the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantee, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 20th day of May, 2021.

Bobby Beadle

Justin Morris

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Bobby Beadle and Justin Morris**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20th day of May, 2021.

DAVIDSON COUNTY SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My commission expires: 10-2-23

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 **$245,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Logan Cass
(Affiant)

Sworn to and subscribed before me this
20th day of May, 2021.

Notary Public
My commission expires: 1-8-2024

JENNIFER DIPERNA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

File No. 2020-886

True Copy Certification

I, Matt Foster, 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 Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

