(1)

BOX 10-A

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $855,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2021 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. BC-21-530	

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206		
ADDRESS NEW OWNER(S) AS FOLLOWS: Clear Creek Holdings, LLC (NAME) 1716 Shackleford Road (ADDRESS) Nashville, TN 37215 (CITY) (STATE) (ZIP)	SEND TAX BILLS TO: Clear Creek Holdings (NAME) P.O. Box 90911 (ADDRESS) Nashville, TN 37209 (CITY) (STATE) (ZIP)	MAP-PARCEL NUMBERS 131-03-0-121.00

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, I/we, **Arnold M. Roman and Tanya L. Roman, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clear Creek Holdings, LLC,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being South Parts of Lots No. 27 and 28 on the Plan of Green Hills Subdivision No. 2 of record in Plat Book 547, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lots Nos. 27 and 28 front together 170 feet on the Northerly margin of Shackleford Road and extend back between parallel lines 130 feet to a line on the rear on which they measure 170 feet.

Being the same property conveyed to Arnold M. Roman and wife, Tanya L. Roman by Warranty deed from Steven P. Hanson, as sole heir of Gloria Jean Coscarelli, Deceased of record in Instrument No. 20030826-0123677 Register's Office for Davidson County, Tennessee, dated August 20, 2003 and recorded on August 26, 2003.

This is property more commonly known as 1716 Shackleford Road, Nashville, TN 37215.

Karen Johnson Davidson County
Batch# 642531 **DEEDWARR**
05/24/2021 09:38:57 AM 2 pgs
Fees: $13.00 Taxes: $3,163.50
20210524-0069833

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Witness my/our hand this ~~18th~~ 17th day of May, 2021.

Arnold M. Roman

Tanya L. Roman

STATE OF New York
COUNTY OF Bronx

On this 18th day of May, 2021, before me personally appeared Arnold M Roman and Tanya L. Roman, 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 18th day of May, 2021.

Notary Signature
My commission expires:

HILLARY B. LAZAR
NOTARY PUBLIC, State of New York
No. 01LA5046202
Qualified in Bronx County
Certificate Filed in New York County
Commission Expires July 3, 2023