STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00

Affiant

Subscribed and sworn to before me on this 15 day of June, 2021.

Notary Public

My Commission Expires: 3/3/2025

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
237 Old Hickory Blvd., Ste. 102
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Map-Parcel Number:
Guerrier Development, LLC 5915 Charlotte Pike Nashville, TN 37209	SAME AS NEW OWNER	091 13 0 350.00 091 13 0 351.00 091 13 0 352.00 091 13 0 366.00

Karen Johnson Davidson County
Batch# 658709 DEEDWARRSP
06/17/2021 10:18:44 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00

20210617-0081859

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Terry L. Page and Searcy B. Page, Jr. as Co-Personal Representatives of The Estate of Mary Maxine Page, probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket Number 20P2024, and as Co-Trustees of the Residuary Trust created under the probated Last Will and Testament of Mary Maxine Page (herein referred to as "Grantors") have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto Guerrier Development, LLC (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

EXHIBIT A, attached

TO HAVE AND TO HOLD said real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee(s), their heirs, successors, and assigns, in fee simple forever; and Grantors do covenant with said Grantee(s) that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and for taxes not yet due and payable. Grantors do further covenant and bind themselves to warrant and forever defend the title to said land to said Grantee(s), their successors, and assigns against the lawful claims of all persons whomsoever.

All warranties of Grantors herein contained are expressly limited to those persons or parties claiming by, through or under Grantors.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, Grantors have caused this instrument to be executed this 15 day of June, 2021.

Terry L. Page, Co-Personal Representative and Co-Trustee

Searcy B. Page, Jr., Co-Personal Representative and Co-Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Terry L. Page and Searcy B. Page, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Personal Representatives of The Estate of Mary Maxine Page, probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket Number 20P2024, and as Co-Trustees of the Residuary Trust created under the probated Last Will and Testament of Mary Maxine Page, and are authorized to execute this instrument on behalf of The Estate of Mary Maxine Page.

Witness my hand and official seal, at Nashville, Tennessee, this 15 day of June, 2021.

Notary Public: _____ My Commission Expires: 3/3/2025

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Tract I (5917 Charlotte Pike, Nashville, TN 37209):

Land in the 8th, formerly 12th Civil District of Davidson County, Tennessee, being part of Lots Nos. 4 and 5 of the Brent Spence Lands, as shown on the Plan of record on Book 42, Page 73, Register's Office for said County, and described as follows:

Beginning at a point in the center of the Charlotte Turnpike, Mrs. Lillian S. Cowden's Northeast corner and the Northwest corner of the John M. Branham Farm, as of record in Book 547, Page 14, said Register's Office; thence with Cowden's East line and the West line of the Branham Farm, South 7 1/2 degrees East 229 feet to a point; thence South 64 degrees West 48 1/2 feet to a point; thence North 7 1/2 degrees East parallel to Cowden's East line 229 feet to a point in the center of the Charlotte Turnpike; thence with the center of the same, North 64 degrees East 48 1/2 feet to the beginning.

Tract II (5915 Charlotte Pike, Nashville, TN 37209):

A tract of land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, and being a part of Lot No. 5 on the Map showing the Subdivision of John M. Branhams Farm as of record in Book 547, Page 14, Register's Office for Davidson County, Tennessee, described according to a Survey of John Kohl & Company, dated December 19, 1986, as follows:

Beginning at a point in the Southerly right-of-way of Charlotte Pike in the Westerly line of lot 5 as shown in Plat Book 547, Page 14, R.O.D.C.; thence continuing with said Southerly right-of-way Easterly 100 feet to a point; thence leaving said right-of-way in a Southerly direction 327 feet, more or less to a point; thence Westerly 100 feet, more or less, to a point; thence Northerly 327 feet, more or less, to a point of beginning.

Tract III (332 Lellyett Street, Nashville, TN 37209):

Land in Davidson County, Tennessee, being parts of Lots Nos. 4 and 5 of the Brent Spence Lands, of record in Book 42, Page 73, Register's Office for said County, described as follows:

Beginning on a stake in the East boundary line of the Lillian S. Cowden tract, the Southeast corner of the Archer, or Hunt lot, and running South 7 degrees 30' East 215 feet to a stake in the same boundary line; thence North 64 degrees West 48.6 feet to a stake; thence North 7 degrees 30' West 215 feet to a stake, the Southwest corner of the Archer, or Hunt lot; thence North 64 degrees East 48.6 feet to the beginning, lying East of and bordering Lellyett Avenue. Included in the above description but specifically excluded from this conveyance is the following described tract or parcel:

Being a tract of land in the First Civil District of Davidson County, Tennessee, being parts of Lots Nos. 4 and 5 of the Brent Spence Lands of record in Book 42, Page 73, R.O.D.C., located on the Easterly side of Lellyett Street and being more particularly described as follows:
Beginning at a point on the Easterly side of Lellyett Street, said point being approximately 327 feet more or less South of the Southerly margin of Charlotte Pike; thence, leaving said Lellyett Street with a severance line parallel to said Charlotte Pike N 75 degrees 45' E, 48.50 feet to the herein described East line; thence, with said East line S 6 degrees 2' E, 76.06 feet to the Northeast corner of the property conveyed to Paul R. Richardson et ux. of record in Book 4462, Page 714, R.O.D.C.; thence, with Richardson's North line and fence line S 79 degrees 43' W, 48.08 feet to the Easterly margin of said Lellyett Street; thence, with said street N 6 degrees 4' W, 72.68 feet to the point of beginning, containing 3,568 square feet or 0.08 acre, more or less.

Tract IV (O Lellyett Street, Nashville, TN 37209):

Land in Davidson County, Tennessee, and being a part of Lot No. 5 on the map showing Subdivision of John M. Branham's Farm as of record in Book 547, Page 14, Registers Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point approximately 196.50 feet South of the Southerly right-of-way of Charlotte Pike and approximately 48.5 feet East of the Easterly margin of Lellyett Street; thence Easterly 100 feet to a point; thence Southerly 138.94 feet, more or less, to a point; thence Westerly 100 feet to a point; thence Northerly 138.94 feet, more or less, to the point of beginning.
Being part of the same property conveyed to Mary Maxine Page by Quitclaim Deed from Searcy B. Page and wife, Mary Maxine Page, of record in Book 9646, Page 813, in the Register's Office of Davidson County, Tennessee, dated April 17 , 1995, and recorded on April 17, 1995. Mary Maxine Page died on October 28, 2020, leaving a Last Will and Testament of record in Case No. 20P2024 in the Probate Division of the Circuit Court of Davidson County, Tennessee.