Karen Johnson Davidson County
Batch# 672498 DEEDWARRSP
07/07/2021 03:29:30 PM 6 pgs
Fees: $33.00 Taxes: $7,955.00
20210707-0091601

Special Warranty Deed

This Instrument Prepared By:
Wood Stabell Law Group
4535 Harding Pike Ste. 100
Nashville, Tennessee 37205

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
c/o Staddle Holdings, LLC Attention: Phil Cohen 614 Monroe St. Nashville, TN 37208	[SAME]	082-09-0162.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Nicholas L. Holland and Brandi L. Holland, each an individual (collectively, "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey to Staddle Holdings, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is improved real property located at **1312 5th Avenue North, Davidson County, Nashville, Tennessee.**

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same, subject however to the matters set forth on Exhibit B.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 2nd day of July, 2021.

GRANTOR:

N. Holland

NICHOLAS L. HOLLAND

Brandi Holland

BRANDI L. HOLLAND

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON

On this 2nd day of July, 2021, before me personally appeared Nicholas L. Holland and Brandi L. Holland known to be the persons described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such persons free act and deed.

Witness my hand and seal, at Office, as of the 2nd day of July, 2021.

Shanna Taylor

Notary Public

My Commission Expires: 6/9/24

SHANNA M. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/09/2024
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $2,150,000.00.

Affiant

Subscribed and sworn to before me this the 30th day of June, 2021.

Notary Public

My Commission Expires:

NANCY W. STABELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

EXHIBIT A TO SPECIAL WARRANTY DEED
DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being the Northerly half of Lot No. 69 on the Plan of D.T McGavock's First Addition of record in Plat Book 10, Page 606 and 609, 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 Lot No. 69 fronts 47 1/2 feet on the Easterly side of Fifth Avenue North, formerly Summer Street and runs back between parallel lines 174 feet to an alley. The above description is taken from a survey thereof made February 05,1936 by Eric Drake, County Surveyor.

Being the same property conveyed to Nicholas L. Holland and wife, Brandi L. Holland by Special Warranty Deed of record in Instrument No. 20130201-0010964 Register's Office for Davidson County, Tennessee.

EXHIBIT B TO SPECIAL WARRANTY DEED
Exceptions and Permitted Encumbrances

1. Taxes for the year 2021, a lien, but not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 10, page 606, 607, 608 and 609, Register's Office for Davidson County, Tennessee.
3. Grant of restrictive Covenant and Easement of record in Book 6177, Page 928, in the Register's Office for Davidson County, Tennessee, including all matters as shown on Survey dated November 14, 1983, shown as "Exhibit C" of record to said Instrument.

Tennessee Certification of Electronic Document

I, Jennifer Gaytan do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 2, 2021 (date of document).

Signature

State of Tennessee
County of Williamson
Personally appeared before me, Brina Mathis, a notary public for this county and state, Jennifer Gaytan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

(4) All electronic documents eligible for registration pursuant to this subsection (d) are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (d)(3).