Karen Johnson Davidson County
Batch# 715384 DEEDWARR
09/14/2021 11:19:38 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20210914-0123016

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Stonehorse Real Estate Holdings, LLC
155 Caldwell Dr
Hendersonville, TN
37075

SEND TAX BILL TO:
Owner

MORTGAGEE:

_____
_____
_____, _____ _____

MAP 070-05
GROUP
PARCELS 51.00, 52.00 & 53.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alex L. Hollis,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Being the same property conveyed to Alex L. Hollis by deed from Innovative Building Specialities, Inc., a Tennessee corporation of record in Inst. No. 20171030-0111189 and Inst No. 20171030-0111190, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is **improved** property known as **3217 Alpine Park Blvd 70-05-051.00, 0 Alpine Pak Blvd-70-05-052.00 & 053.00, Nashville, Tennessee 37218.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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.

WITNESS my hand this the **10th** day of **August, 2021.**

Alex L. Hollis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Alex L. Hollis**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of August, 2021.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 6/21/2025

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $1,200,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 6/25/2021

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Exhibit "A"

TRACT 1: M & P 070-05-0-051 & 070-05-0-052.00

Land in the 13th Civil District of Davidson County, Tennessee, being the middle and west parts of the Alpine Park Tract, on the map of Alpine Terrace, of record in Plan Book 421, page 131, Register's Office, Davidson County, Tennessee and described in part according to a survey by Hal R. Swann, Jr., Surveyor, dated July 8, 1975, as follows:

Said Alpine Park Tract is an oval shaped tract with an east-west axis of 510 feet and a north-south axis of 274 feet. Beginning at a point in the easterly margin of Alpine Park Boulevard, said Park Tract; thence with the margin of Alpine Park Boulevard in a northeastwardly direction 385.1 feet to a point in the southerly margin of the same, said point being the northeasterly corner of the herein described property; thence leaving the southerly margin of said boulevard, southwardly 263 feet to a point in the northerly margin of Alpine Park Boulevard in a northwesterly direction 385.1 feet to the point of beginning.

Being the same property conveyed to Alex L. Hollis by deed dated October 17, 2017, of record in Instrument No. 20171030-0111189, Register's Office, Davidson County, Tennessee.

TRACT 2: M & P 070-05-0-053.00

Land located in the 13th Civil District of Davidson County, Tennessee, being the the east part of Alpine Park, all of Alpine Park, on the plan of Alpine Terrace, of record in Plan Book 421,, page 131, said Register's Office, Davidson County, Tennessee, described according to a survey of John M. Sullivan, Civil Engineer, dated February 23, 1960, as follows:

Beginning at the extreme east end of the east and west axis thence with the northeasterly margin of Alpine Park Boulevard southwesterly 245.1 feet to an iron pin, being the southwest corner of the herein described tract; being also the southwest corner of the middle tract, thence with the east line in the middle tract and the west line of the east tract northerly 263 feet to an iron pin; thence with the southeasterly margin of Alpine Park Boulevard southeasterly 245.1 feet to the beginning.

Being the same property conveyed to Alex L. Hollis by deed dated October 23, 2017 from Innovative Building Specialties, Inc., a Tennessee corporation, of record in Instrument No. 20171030-0111189, said Register's Office, Davidson County, Tennessee.