This instrument prepared by and after recording return to:

Thompson Burton PLLC
1501 West End Ave., Suite 1550
Nashville, Tennessee 37203
Attn: Michael Shoptaw, Esq.

Karen Johnson Davidson County
Batch# 721348 DEEDWARRSP
09/22/2021 10:28:30 AM 6 pgs
Fees: $33.00 Taxes: $6,105.00
20210922-0127297

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Neighborhood Holdings, LLC 2129 Belcourt Ave., 2nd Floor Nashville, TN 37212	Same as New Owner	071-11-0-003.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **DISSER ENTERPRISES, INC.**, a Tennessee corporation ("Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **NEIGHBORHOOD HOLDINGS, LLC**, a Tennessee limited liability company ("Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This being improved property commonly known as 1506 A Dickerson Pike, Nashville, Davidson County, Tennessee 37207.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20th day of September, 2021.

GRANTOR:

DISSER ENTERPRISES, INC.,
a Tennessee corporation

By: _____
Name: Philip Disser
Its: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Philip Disser, the President of Disser Enterprises, Inc., a Tennessee corporation, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as President executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Philip Disser, as such President.

Witness my hand and official seal this 20th day of September, 2021.

My Commission Expires:

January 3, 2022

_____
Notary Public

WILLIAM H. NEAL III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 03, 2022

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,650,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

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

NOTARY PUBLIC

My Commission Expires: January 3, 2022

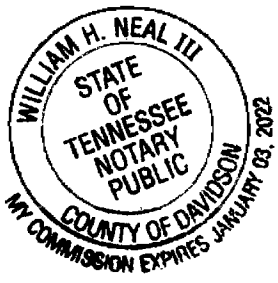


Exhibit "A"

Legal Description of Property

A tract of land in the First Civil District of Metropolitan Nashville--Davidson County, Tennessee, being more fully described according to a survey by Ragan-Smith-Murphy & Associates, Inc., dated August 14, 1984, as follows:

Beginning at an existing iron pin on the westerly right-of-way line of Dickerson Road, a 74-foot road, at the northeasterly corner of a tract conveyed to Metropolitan Government Schools by deed recorded in Book 1198, Page 80, in the Register's Office for Davidson County, (R.O.D.C.), Tennessee and proceeding as follows:

1. With the north line of Metropolitan Government Schools, N 84° 41' 57" W, 238.28 feet to an existing nail in concrete steps at the southeast corner of Dwight M. Kendall and Dona Kendall, Book 5770, Page 639, R.O.D.C., Tennessee; thence,

2. With Kendall's east line, N 3° 17' 33" E, 155.08 feet to an iron pin set at the west end of the common line of proposed lots 1 and 2 of Dickerson Road Partnership Subdivision; thence,

3. With said common line, S 84° 41' 57" E, 265.45 feet to an existing PK nail on the west right-of-way line of Dickerson Road; thence,

4. Southwardly with said line and a 2819-foot radius curve to the right, a distance of 156.51 feet to the point of beginning and containing 39,148 square feet or 0.899 of an acre, more or less.

The above-described property being also known and described as Lot No. 1 on the Plan of Dickerson Road Partnership Subdivision, of record in Book 6250, Page 187, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Disser Enterprises, Inc. by deed of record in Book 6839, page 84, in the Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2021 and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 6250, Page 187, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3990, Page 858 in the Register's Office for Davidson County, Tennessee.

4. Matters shown on ALTA/NSPS Land Title Survey prepared by L.I. Smith and Associates, Inc., coordinated by Pixis, LLC as Job Number 21-07-014 and dated August 5, 2021.

Tennessee Certification of Electronic Document

I, AC FRAZIER, 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 9/20/21 (date of document).

Affiant Signature

9/20/21
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 3-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY