Karen Johnson Davidson County
Batch# 722142 DEEDWARRSP
09/23/2021 09:50:30 AM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20210923-0127867

THIS INSTRUMENT PREPARED BY:
William G. Brown
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of September, 2021.

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 10/17/2023

Address New Owner As Follows:
910 Meadowlark LLC
315 Hunters Lane
Hendersonville, TN

Send Tax Bills To:
New Owner

Map-Parcel Number:
034-01-0-060.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Fourteen5, Inc., a Tennessee corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

910 Meadowlark LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 71, as shown on the map entitled Echo Meadows of record in Book 2331, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Nashville Pet Emergency Clinic, Inc. by deed from John S. Powell and wife, Katherine B. Powell, of record in Book 8805, page 698, dated November 30, 1992, Register's Office for Davidson County, Tennessee. Pursuant to the Articles of Amendment dated August 2, 2018, filed in the Secretary of State's Office, Nashville Pet Emergency Clinic, Inc. is n/k/a/ Fourteen5, Inc., a Tennessee corporation.

This conveyance is made subject to:

1. 2021 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 2331, page 64, Register's Office for Davidson County, Tennessee.

This is improved property known as: 910 Meadowlark Lane, Goodlettsville, TN 37072.

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 covenants with the said Grantee that it 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 further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever, arising by, through or under the Grantor, but not further or otherwise.

[Signatures and acknowledgments are on the following page]

WITNESS my hand this 21st day of September, 2021.

FOURTEEN5, INC.,
a Tennessee corporation

By: _____
Carter Butler, DVM, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carter Butler, DVM, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 21st day of September, 2021.

_____
Notary Public

My Commission Expires: 10/17/2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, William G. Brown, 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 September 21, 2021.

Affiant Signature

Date: 9/21/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of September, 2021.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

