This Instrument Prepared by:
Lehman Title & Escrow, LLC
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 764467 DEEDWARRSP
12/01/2021 12:52:01 PM 2 pgs
Fees: $13.00 Taxes: $3,699.63

20211201-0158860

Name and Address of New Owner:
Aspen Construction, LLC
8005 Church Street East #201
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Map & Parcel No: 11811014800
Unimproved property commonly known as: 426 East Iris Drive, Nashville, TN 37204

SPECIAL/LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Trace Construction, Inc., a Tennessee Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Aspen Construction, LLC, a Tennessee Limited Liability Company** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 14 of Block "I" on the map of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for said County. Said Lot fronts 55.2 feet on the Easterly side of East Iris Drive and extends back 143.1 feet on the North line and 139.14 feet on the South line to a dead line in the rear on which it measures 85 feet.
>
> Being the same property conveyed to Trace Construction, Inc. by Deed dated July 16, 2018 from Faye Swindle Myatt, unmarried, recorded July 17, 2018, in Instrument Number 20180717-0069410, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantees, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 30th day of November, 2021

Trace Construction, Inc.

By: _____
J. Trent Lehman, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and County aforesaid, personally appeared J. Trent Lehman Authorized Agent with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge themselves to be Authorized Agent, respectively, of **Trace Construction, Inc.,** the within named bargainor, a Limited Liability Company, and that they as such officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by themselves as such officer.

WITNESS my hand and official seal this 30th day of November, 2021

_____
Notary Public
My commission expires: 1/28/2024

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **999,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
30th day of November, 2021

_____
Notary Public
My commission expires: 1/28/2024

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No. 18537