SPECIAL WARRANTY DEED

FROM: Cheryl Harris, Trustee
For The 8 Ten Farm Trust
Grantor

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

TO: Allie Colleen Brooks
Grantee

Address New Owner(s) as Follows:

1214 Campbell Road
Goodlettsville, TN 37072

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

New Owner
1214 Campbell Road
Nashville, TN 37072

Map-Parcel Number
Map 33, Parcel 284

Karen Johnson Davidson County
Batch# 781535 **DEEDWARRSP**
12/29/2021 02:53:08 PM 5 pgs
Fees: $28.00 Taxes: $444.00

20211229-0171377

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Twenty Thousand and no/100 Dollars ($120,000.00).

Allie C Brooks
Affiant

SUBSCRIBED AND SWORN TO before me, this the 21st day of December, 2021.

Dana G. Dennis
Notary Public

DANA G. DENNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 7, 2023

My Commission Expires: March 7, 2023

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FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Cheryl Harris, Trustee for The 8 Ten Farm Trust, ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto Allie Colleen Brooks ("**Grantee**"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 1214 Campbell Road, Goodlettsville, TN 37072.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns forever.

And Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Witness my hand this 21st day of December, 2021.

Cheryl Harris Trustee
CHERYL HARRIS, TRUSTEE FOR THE 8 TEN FARM TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dana G. Dennis, a Notary Public of said County and State, personally appeared Cheryl Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee for The 8 Ten Farm Trust, and that as such Trustee executed the foregoing instrument for the purposes therein contained, by signing her name in her capacity as Trustee for The 8 Ten farm Trust.

Witness my hand and seal, at Office in Nashville, TN, this 21st day of December, 2021.

Dana G. Dennis
Notary Public

My Commission Expires: March 7, 2023

DANA G. DENNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 7, 2023

EXHIBIT A

Property Description

Land in Davidson County, TN, being Lot No.1 on the final plat of The Widick Subdivision of record in Instrument No. 20001115-0113384, Register's Office for Davidson County, TN, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Cheryl Harris, Trustee for The 8 Ten Farm Trust, by Quitclaim Deed from Carolyn W. Hall, Linda G. Brown and Diane W. Davis, Co-Trustees of The Widick Family Trust, of record as Instrument No. 20180705-0065260, said Register's Office.

EXHIBIT B

Encumbrances

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.

2. All matters shown on the Plan of record as Instrument No. 20001115-0113384, Register's Office for Davidson County, TN.