RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 784474 DEEDWARRSP
01/04/2022 03:21:30 PM 10 pgs
Fees: $53.00 Taxes: $7,048.50
20220104-0001412

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,905,000.00.

Heather Wood
Affiant

Sworn to and subscribed before me this 27th day of December, 2021.

Notary Public

My Commission Expires: 08-24-2024

LISA FARRIS STATE (SEAL) TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES AUGUST 24 2024

PREPARED BY AND RETURN TO:
Webb Sanders PLLC
3037A Highway 31W
White House, TN 37188

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
NG Dickerson, LLC 203 Evelyn Avenue Nashville, TN 37205	New owner	071-10-0-180.00 071-11-0-009.00 071-10-0-179.00

This Indenture is made on the 28 day of December, 2021, by and between **HARRIET D. MCHENRY, FRANK P. MCHENRY, JR., MARY MCHENRY HILL, JAMES P. MCHENRY, AND WILLIAM LEE MCHENRY** (hereinafter referred to as "Grantor"), and **NG DICKERSON, LLC, a Tennessee limited liability company** (hereinafter referred to as "Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee, its successors and assigns, the following described real estate, situated in the County of Davidson, State of Tennessee and described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This is improved real property with addresses of 1402 Dickerson Pike, 142 Elmhurst Avenue and 144 Elmhurst Avenue, all in Nashville, Tennessee.

This conveyance is being made subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants and binds themselves and their respective heirs, successors and assigns, subject to the Permitted Exceptions, to warrant and defend to Grantee forever the title to the Property against the lawful claims of all claiming by, through or under Grantor, but not otherwise.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 28th day of December, 2021.

GRANTOR:

By: Harriet D. McHenry
Harriet D. McHenry

By: Frank P. McHenry Jr.
Frank P. McHenry, Jr.

By: Mary McHenry Hill
Mary McHenry Hill

By: James P. McHenry
James P. McHenry

By: William Lee McHenry
William Lee McHenry

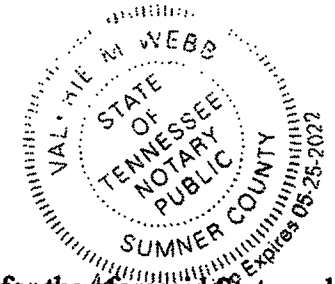
STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Harriet D. McHenry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2021.

Val M Webb
Notary Public

My Commission Expires: 5/25/22



STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Frank P. McHenry, Jr., with whom I am personally acquainted (or proved to me on the

basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2021.

Notary Public

My Commission Expires: 5/25/22

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Mary McHenry Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2021.

Notary Public

My Commission Expires: 5/25/22

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, James P. McHenry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2021.

Notary Public

My Commission Expires: 5/25/22

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, William Lee McHenry, with whom I am personally acquainted (or proved to me on the

basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2021.

Valerie M Webb

Notary Public

My Commission Expires: 5/25/22

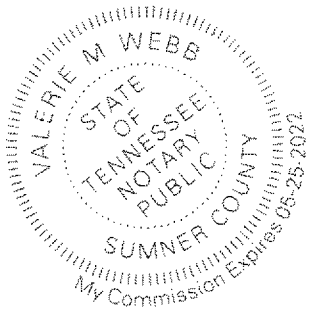


EXHIBIT A

Tract 1:

Being Lot No. 18 and part of Lot No. 19, Block C, on the Plan of Eastview Subdivision, as of record in Book 547, page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 and part of Lot 19 front together 50 feet on the easterly side of Elmhurst Avenue and run back 167 feet on the north line and 165.4 feet on the south line, to a dead line in the rear on which they measure 50 feet.

Being the same property conveyed to F. Pierce McHenry by Deed dated May 24, 1968, from Stanley M. Chernau, Trustee, of record in Book 4239, Page 370, Register's Office for Davidson County, Tennessee. F. Pierce McHenry having since died and his Will, of record in Book 111, Page 394 in the aforesaid Register's Office, devised said property to Harriett D. McHenry and First American Bank of Nashville, Trustee. Thereafter, property was conveyed to Harriett D. McHenry for life, with remainder to Frank P. McHenry, Jr., Mary McHenry Hill, James P. McHenry, and William Lee McHenry, as tenants in common in equal shares, by Deed dated August 17, 1987, of record in Deed Book 7331, Page 192, aforesaid Register's office.

Tract II:

Parcel 1

Land in Davidson County, Tennessee, being Lot 6 and parts of Lots 7 and 8 of Block "C" on the Plan of Eastview subdivision of the Shwab property, as of record in Book 547, Page 64, Register's Office for Davidson County, Tennessee, and as shown by survey made by Z.J. Wilkinson, Surveyor, dated August 7, 1952, as follows:

Said Lot and parts of Lots front 125 feet on the west side of Dickerson Pike as widened, and are more particularly described as follows:

Beginning at a point in the westerly margin of Dickerson Pike, as widened, being the southeasterly corner of Lot No. 6 on said subdivision;

Thence North 77° West 343.5 feet to a point, being the southwesterly corner of said Lot No. 6;

Thence North 9° 45' East 85 feet, more or less, to a point, said point being 1 foot southwardly from the southern edge of the opening in a concrete retaining wall;

Thence in a straight line in a northeasterly direction to a point in the easterly margin of Lot No. 8 and in the westerly margin of Dickerson Pike, as widened, said point being 25 feet southwardly from the northeasterly corner of Lot No. 3 on said subdivision;

Thence with the westerly margin of Dickerson Pike, as widened, South 17° 30' West 125 feet to the point of beginning.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that property more particularly described in a conveyance in Warranty Deed of record in Book 3981, Page 676, as corrected in Book 4364, Page 465, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to F. Pierce McHenry by Deed from Ernestine Baird Polk of record in Book 3879, Page 804, Register's Office for Davidson County, Tennessee, dated April 12, 1965 and recorded on April 13, 1965. F. Pierce McHenry having since died and his Will, of record in Book 111, Page 394, aforesaid Register's Office, devised said property to Harriett D. McHenry and First American Bank of Nashville, Trustee. Thereafter, property was conveyed to Harriett D. McHenry for life, with remainder to Frank P. McHenry, Jr., Mary McHenry Hill, James P. McHenry, and William Lee McHenry, as tenants in common in equal shares, by Deed dated August 17, 1987, of record in Deed Book 7331, Page 192, aforesaid Register's office.

Parcel 2

Land in Davidson County, Tennessee, beginning at a point, being the northwesterly corner of a tract of land conveyed to F. Pierce McHenry by deed from Ernestine Baird Polk of record in Book 3870, Page 804:

Thence with the northerly boundary of said tract of land South 83°18' East 307.8 feet to a point;

Thence North 76° 45' West 306.8 feet to an iron pin;

Then South 9° 45' West 34.5 feet to the point of beginning.

Being the same property conveyed to F. Pierce McHenry by Deed from J.E. Baird, Jr., of record in Book 3981, Page 675, Register's Office for Davidson County, Tennessee, F. Pierce McHenry having since died and his Will, of record in Book 111, Page 394, aforesaid Register's Office, devised said property to Harriett D. McHenry and First American Bank of Nashville, Trustee. Thereafter, property was conveyed to Harriett D. McHenry for life, with remainder to Frank P. McHenry, Jr., Mary McHenry Hill, James P. McHenry, and William Lee McHenry, as tenants in common in equal shares, by Deed dated August 17, 1987, of record in Deed Book 7331, Page 192, aforesaid Register's office.

Tract III:

Land in Davidson County, Tennessee, being Lot No. 17, Block C, East View Subdivision of the Swab Property, a plat of which is of record in Book 547, page 64, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the easterly side of Elmhurst Avenue and runs back 169 feet and one inch on the north line and 167 feet on the south side to a deadline and shows 50 feet on said deadline.

Being the same property conveyed to F. Pierce McHenry and wife, Harriet D. McHenry by Warranty Deed of record in Book 3974, Page 42, Register's Office for Davidson County, Tennessee. Thereafter, F. Pierce McHenry died, leaving property vested solely in Harriett D. McHenry as surviving spouse.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2022, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 547, Page 64, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, 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 December 28, 2021.

Date

Heather Wood

Affiant Signature

December 28, 2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of December, 2021.

Notary's Signature

My Commission Expires: 08-24-2024

Date

Notary's Seal (if on paper)

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024