District of Columbia

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,155,000.00.

Gladia Grigella
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JEANNE E. STEER
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires October 14, 2025

JEANNE E. STEER NOTARY PUBLIC DISTRICT OF COLUMBIA EXP. 10-14-25

Karen Johnson Davidson County
Batch# 784799 DEEDWARR
01/05/2022 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $4,273.50
20220105-0001833

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gerald David Allison, Trustee of The Gerald David Allison Revocable Trust dated December 21, 2021 4483 Heath Rd Nashville, TN 37221	New Owners	126-00-0-127

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Blackhawk III LLC, a Delaware limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Gerald David Allison, Trustee of The Gerald David Allison Revocable Trust dated December 21, 2021**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Claiborne K. McLemore, dated January 18, 1988, as follows:

In order to determine the true point of beginning (TPOB), begin at the railroad spike at the intersection of the Easterly line of the property conveyed to Dennis James Hamm, et al, by deed from James H. Stein and wife, Charlene M. Stein of record in Book 7428, Page 350, said Register's Office with the center of Heath Road (see the instrument recorded in Book 5393, Page 898, said Register's Office relative to said road); thence with the center of said road; (1) North 52 degrees 58 minutes West 76.7 feet, (2) North 62 degrees 11 minutes East 82.9 feet, (3) North 81 degrees 51 minutes East 97.6 feet, (4) South 82 degrees 16 minutes East 113.1 feet and, (5) South 78 degrees 33 minutes East 158.1 feet to a railroad spike at the TPOB; thence from the TPOB and continuing with the center of said road; (1) South 75 degrees 48 minutes West 107.5 feet, (2) North 87 degrees 27 minutes East 117.8 feet, (3) North 57 degrees 54 minutes East 58.4 feet, (4) North 56 degrees 15 minutes East 57.8 feet, and (5) North 39 degrees 57 minutes East 227.7 feet to a railroad spike; thence North 46 degrees 31 minutes East, passing an iron

near the Northwesterly margin of said road, 9932 feet to an iron post in the Southeasterly line of the Travis property; thence with the Southeasterly line of the Travis properly and along a fence, South 37 degrees 25 minutes West 295.1 feet to an iron post; thence South 33 degrees 08 minutes East passing an iron post near the Northerly margin of said road, 795.4 feet to the TPOB.

Being the same property conveyed to James J. Adams and Chandra D. Billingsley, both unmarried by Warranty Deed from Roger P. DiSilvestro, unmarried, dated 07/17/2017 and recorded 07/18/2017, of record in Instrument 201707180072441, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Claudia Englehorn, a single woman by Warranty Deed from James J. Adams, and Chandra D. Billingsley, husband and wife, dated 12/17/2020 and recorded 12/21/2020, of record in Instrument 202012210151008, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Blackhawk III, LLC, a Delaware limited liability company by Quitclaim Deed from Claudia Engelhorn, a single woman, dated 01/07/2021 and recorded 01/12/2021, of record in Instrument 202101120005224, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 4483 Heath Rd, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 21st day of December, 2021.

Blackhawk III LLC

BY: Claudia Engelhorn

Claudia Engelhorn, Manager and Sole Member

STATE OF ~~COUNTY OF~~ District of Columbia

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Claudia Engelhorn, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Manager and Sole Member of Blackhawk III LLC, the within named bargainor, a limited liability company, and that she as such Manager and Sole Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Claudia Engelhorn as such Manager and Sole Member.

Witness my hand and official seal, this the 21st of December, 2021.

Notary Public
My Commission Expires:

JEANNE E. STEER
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires October 14, 2025

JEANNE E. STEER NOTARY PUBLIC EXP. 10-14-25 DISTRICT OF COLUMBIA

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 12-21, 2021.

Affiant
Date: December 23, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23 day of December 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY