Karen Johnson Davidson County
Batch# 793814 DEEDWARRSP
01/21/2022 10:47:47 AM 5 pgs
Fees: $28.00 Taxes: $1,998.00
20220121-0008059

This Instrument Was Prepared By:
George W. Crawford III
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
Mission Realty, LLC 2120 Murfreesboro Pk Nashville, TN 37217	New Owner	135-00-0-239.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, NEXT GENERATION HOLDINGS, LLC, a Tennessee limited liability company, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to MISSION REALTY, LLC, a Tennessee limited liability company, (the "Grantee"), its successors, heirs and assigns, all of its right, title and interest in certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property known as 2120 Murfreesboro Road, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to those matters set forth on Exhibit B attached hereto and has a good right to convey it. Except for those matters set forth on Exhibit B, Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[signatures on following pages]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of January, 2022.

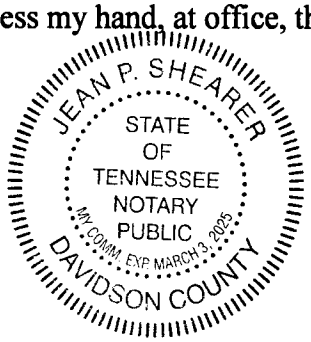
NEXT GENERATION HOLDINGS, LLC

By: Ralph J. Sharow
Name: Ralph J. Sharow
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Ralph J. Sharow, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of Next Generation Holdings, LLC, a limited liability company, the within named bargainer, and that he as such President, being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited liability company by himself as such President.

Witness my hand, at office, this 18th day of January, 2022.



Jean P. Shearer
Notary Public
My Commission Expires: 3-3-25

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Affiant

Subscribed and sworn to before me this 19 day of January, 2022.

Notary Public
My Commission Expires: 07/17/2023

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 2023

EXHIBIT A

PROPERTY DESCRIPTION

A Tract of land in the 2nd Civil District of Davidson County, Tennessee and a more particularly described according to a survey by Gary R. Cummings, Surveyor, dated May 30, 1964 as follows:

Beginning at a point in the easterly margin of Murfreesboro Road; said point being 160.2 feet south of the southeast corner of property conveyed to Una School in Book 1199, page 63, Register's Office for Davidson County, Tennessee; thence North 29 degrees 35 minutes West 160.2 feet in said easterly margin to a point; thence South 86 degrees 30 minutes East 300.2 feet to a point; thence South 5 degrees West 62.0 feet to a point; thence South 74 degrees 30 minutes West 216.6 feet to the point of beginning.

Being the same property conveyed to Next Generation Holdings, LLC by deed from David Bishop and Laura Bishop of record in Instrument No. 201403070019111, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Agreement for Easement for Sewage Disposal Line of record in Instrument No. 200307190100903, Register's Office for Davidson County, Tennessee.