WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,000,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/6/2023
(AFFIX SEAL)

LEE E. CRANFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE

Karen Johnson Davidson County
Batch# 803166 DEEDWARR
02/10/2022 10:19:02 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20220210-0015508

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
J. L. Holloway, LLC 150 4th Avenue North, Ste. 1850 Nashville, TN 37219	NEW OWNER	145-03-0-028

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, **Deborah Lunn Hatch, (2/3) interest and Rodney H. Lunn, (1/3) interest, as tenants in common**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **J. L. Holloway, LLC, a Mississippi limited liability company**, 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 Davidson County, State of Tennessee, Being Lot No. 4, in Section VI, Harpeth Acres Subdivision as of record in Book 2331, Page 85, Register's Office for said County.

Said Lot No. 4 fronts 157.81 feet on the south side of Tyne Boulevard, and runs back between lines, 447.4 feet on the east side and 381.5 feet on the west side to a deed line in the rear, measuring 91.3 feet thereon.

Being the same property conveyed to Clyde Donald Lunn and wife, Anne H. Lunn by Warranty Deed from James E. Adams and wife, Mary E. Adams, dated 08/03/1956 and recorded 08/07/1956 of record in Book 2549, Page 349, Register's Office for Davidson County, Tennessee.

The said Clyde Donald Lunn died on 03/19/1996, leaving the said Anne H. Lunn the sole surviving tenant by the entirety.

The said Anne H. Lunn died testate on 09/07/2006, devising subject property to Deborah Lunn Hatch, Donald M. Lunn and Rodney H. Lunn, as evidenced in File No. 06P-1573, Probate Court Clerk's Office for

Davidson County, Tennessee and Last Will and Testament filed 10/04/2006, of record in Will in the office of the Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Donald M. Lunn, Rodney H. Lunn and Deborah Lunn Hatch, as tenants in common, with each having an undivided one-third (1/3) interest, by Quitclaim Deed from Donald M. Lunn and Rodney H. Lunn, Co-Executors for the Estate of Anne H. Lunn, dated 01/05/2007 and recorded 01/08/2007 of record in Instrument 200701080002752, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deborah Lunn Hatch by Quitclaim Deed from Donald M. Lunn, dated 07/11/2014 and recorded 07/16/2014 of record in Instrument 201407160062875, 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 known as: 1311 Tyne Blvd, Nashville, TN 37215

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 9th day of February, 2022.

Deborah Lunn Hatch

Deborah Lunn Hatch

Rodney H. Lunn

Rodney H. Lunn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Deborah Lunn Hatch and Rodney H. Lunn with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 9th of February, 2022.

Notary Public

My Commission Expires: 11/6/2023

LEE E. CRANFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE