Prepared by and after recording return to:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 815442 DEEDWARRSP
03/04/2022 10:14:10 AM 5 pgs
Fees: $28.00 Taxes: $6,660.00
20220304-0024863

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Heavenland, LLC 1004 Old Tree Court Nashville, TN 37210	SAME	106-02-058.00

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, **1004 OLD TREE, LLC, a Delaware limited liability company** (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to unto **HEAVENLAND, LLC, a Tennessee limited liability company** (the "Grantee"), its successors, representatives and assigns, all of its right, title and interest in certain land and improvements located thereon in Davidson County, Tennessee described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors, representatives 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 bind itself, its successors, representatives 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 them but not 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, Grantors have executed this instrument on this 28th day of February, 2022.

GRANTOR:

1004 OLD TREE, LLC, a Delaware limited liability company

By: _____
Paul Hershkowitz

Title: Manager

STATE OF Florida)
COUNTY OF Duval)

Personally appeared before me, , a Notary Public in and for said County and state, duly commissioned and qualified, Paul Hershkowitz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged, upon oath, that he is the Manager of 1004 OLD TREE, LLC, a Delaware limited liability company, the within named bargainor(s), and who acknowledged that he executed the within instrument for the purposes therein contained by signing the name of the Company in his capacity as the Manager of the Company.

WITNESS my hand and official seal at office, this 28th day of February, 2022.

ANGELA BAXLEY
MY COMMISSION # GG 353122
EXPIRES: November 8, 2023
Bonded Thru Notary Public Underwriters

_____
Notary Public

My commission expires: NOV 8 2023

STATE OF ~~TENNESS~~Florida)
COUNTY OF Duval)

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00.

Affiant

Subscribed and sworn to before me this 28 day of February, 2022.

ANGELA BAXLEY
MY COMMISSION # GG 353122
EXPIRES: November 8, 2023
Bonded Thru Notary Public Underwriters

Notary Public

My Commission Expires: Nov 8 2023

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Eleven, Elm Hill Business Center of record in Plat Book 5190, Page347, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the property conveyed to 1004 Old Tree, LLC, a Delaware limited liability company, from Old Tree Properties, a Tennessee partnership, by deed of record in Instrument No. 20140311-0020407, Register's Office for Davidson County, Tennessee.

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 5190, Page 347, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Drainage Easement of record in Book 5226, Page 14, in the Register's Office for Davidson County, Tennessee.