STATE OF TENNESSEE
COUNTY OF WILLIAMSON

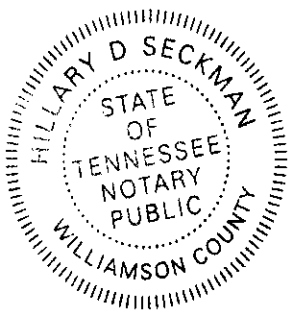
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Million Two Hundred Thousand and no/100 Dollars ($1,200,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me, on this 11 day of MARCH, 2022.

Notary Public

My commission expires: 2-19-2024



(Notary Stamp)

This Instrument Was Prepared By:
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

Karen Johnson Davidson County
Batch# 822027 **DEEDWARRSP**
03/14/2022 11:17:01 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20220314-0029423

SPECIAL WARRANTY DEED

Address of New Owner	Send Tax Bills To	Tax Identification No.
Holdings 10.2, LLC	SAME AS NEW OWNER	118-12-0-028.00
2614 Eugenia Ave.		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **Gregory "Greg" Heard**, Grantor, has bargained and sold and by these presents does transfer and convey, unto **Holdings 10.2, LLC, a Tennessee limited liability company,** its successors and assigns, all of his right, title, and interest in that tract or parcel of property located in Davidson County, Tennessee, being more particularly described as:

Land in Davidson County, Tennessee identified as Lots 198, 199, and 200 of Edenwold Park of Belle Forest Land Company's Subdivision of Nashville, Davidson, County, Tennessee, of record in Plat Book 332, Page 29, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Gregory "Greg" Heard, by Quit Claim Deed from Gregory "Greg" Heard, the duly appointed Executor of the Estate of Elmer O'Neil Heard, of record in Instrument No. 20200115-0005238, in the Register's Office of Davidson County, Tennessee., dated January 10, 2020, and recorded on January 15, 2020.

Being the same property conveyed to Gregory A. Heard and I. O'Neil Heard, by Warranty Deed from Ben W. Claiborne, of record in Book 6090, Page 508, in the Register's Office of Davidson County, Tennessee, dated July 5, 1983 and recorded on July 7, 1983.

This is improved property with an address of **2605 Winford Avenue, Nashville, TN 37211**.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that he is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. (2) All matters appearing on the plat of Edenword Park of Belle Forest Land Company's Subdivision of Nashville of record in Book 332, page 29, Register's Office of Davidson County, Tennessee. (3) Subject to rights of others in and to common areas/elements. (4) Any and all verbal and/or written lease agreements.

AND GRANTOR DOES FURTHER COVENANT and bind himself, his heirs, successors, assigns, to warrant and forever defend the title to said property, to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons, claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand on this the 11 day of MARCH, 2022.

Gregory Heard

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Gregory Heard** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 11 day of MARCH, 2022.

NOTARY PUBLIC

My Commission Expires: 2-19-2024

HILLARY D SECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY