Karen Johnson Davidson County
Batch# 838734 DEEDWARRSP
04/12/2022 03:31:33 PM 6 pgs
Fees: $33.00 Taxes: $2,257.00
20220412-0042442

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
333 Commerce Street, Suite 1050
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Badass Properties, LLC **205 17th Avenue, N., Ste. 201** **Nashville, TN 37203-3595**	**SAME**	**092-12-0-233.00**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David H. Smith, Andrew M. Smith and Thomas O. H. Smith, III** (referred to hereinafter as "Grantors"), have bargained and sold and do hereby transfer and convey unto **Badass Properties, LLC**, a Tennessee limited liability company, (referred to hereinafter as "Grantee"), its successors and assigns forever, the following described tract or parcel of land located in Davidson County, Tennessee (the "Property"), to-wit:

> Land in Davidson County, Tennessee, being the southerly 33 feet of Lot Nos. 335 & 336, as shown on the map entitled Boyd Home Tract, of record in Book 21, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Said part of Lots Nos. 335 and 336 fronts 33 feet on the easterly side of 17th Avenue North, formerly Williams Avenue, and runs back between parallel lines, with the northerly margin of an alley, 100 feet to a dead line.
>
> Being the same property conveyed to DAVID H. SMITH, THOMAS O.H. SMITH AND THOMAS O.H. SMITH, JR., by deed from LARRY L. WESTBROOK, TRUSTEE, of record in Book 5976, page 244, dated December 10, 1982, said Register's Office.
>
> Thomas O.H. Smith died intestate on September 18, 1986, and his surviving spouse, Georgia S. Smith died intestate on February 2, 2001, leaving THOMAS 0. H. SMITH, JR. and DAVID H. SMITH, as her only heirs.

THOMAS O.H. SMITH, JR. having since died on or about October 23, 2009, and thereby leaving Andrew M. Smith and Thomas O.H. Smith, III as his heirs-at-law. For further reference see Affidavit of Heirship as set forth by Instrument No. 20210618-0082731, said Register's Office.

This is improved property located at 208 17th Avenue, North, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said tracts or parcels of land together with all the improvements thereon and the appurtenances thereunto belonging unto Grantee, its successors and assigns, in fee simple forever.

GRANTORS COVENANT with the Grantee that Grantors are lawfully seized and possessed of the Property, that Grantors have a good and lawful right to sell and convey the same, and that Grantors' interest in the property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, including without limitation all matters shown on the Plan of Record in Book 21, page 39, Register's Office for Davidson County, a verbal month-to-month lease with an existing tenant, all matters shown on the plat of survey prepared by David P. Brackman, Tenn. RLS No. 1684, with Brackman Land Surveying, dated March 15, 2022, and designated as Job No. 22045, subject to the validity of the antenuptial agreement of record in Instrument No. 20210618-0082732 and 2022 real estate taxes, which are being prorated as part of the conveyance.

GRANTORS FURTHER COVENANT with Grantee and bind themselves, their heirs and assigns, to warrant and forever defend the title thereto of the Property to Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever, except as limited herein.

ALL warranties of Grantors herein contained are expressly limited to those persons or parties claiming by, through or under Grantors, but not further or otherwise.

[Signatures continued on next page]

WITNESS effective as of the 12th day of April, 2022.

GRANTORS:

David H. Smith

Andrew M. Smith by his Attorney-In-Fact, Thomas O.H. Smith, III

Thomas O.H. Smith, III

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, **David H. Smith**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office this 12th day of April, 2022.

Susanne C. Pugh
Notary Public

My commission expires:

March 6, 2026

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

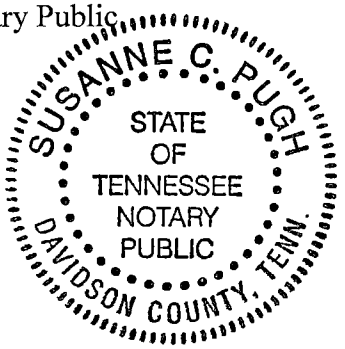
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susanne C. Pugh, a Notary Public in and for said State and County duly commissioned and qualified, Thomas O.H. Smith, III as attorney-in-fact on behalf of **Andrew M. Smith**, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrew M. Smith and who acknowledged that such person executed the same as the free act and deed of Andrew M. Smith.

Witness my hand and seal, at office, this 12th day of April, 2022.

Susanne C. Pugh
Notary Public

My Commission expires:
March 3, 2026



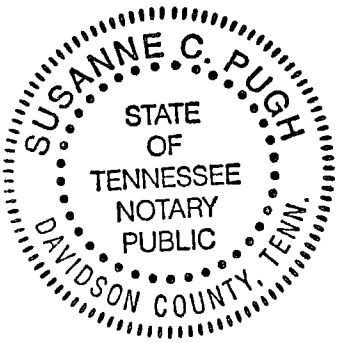
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, **Thomas O.H. Smith, III**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office this 12th day of April, 2022.

Susanne C. Pugh
Notary Public

My commission expires:
March 3, 2026



STATE OF TENNESSEE)
COUNTY OF DAVIDSON **)**

The actual consideration for this transfer or value, whichever is greater, is $610,000.00.

AFFIANT

Subscribed and sworn to before me, this 12TH **day of April, 2022.**

NOTARY PUBLIC

My Commission Expires:

MAR. 2, 2025

GUY MILLER GANN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-02-2025