WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,400,000.00.

SR

Affiant

Subscribed and sworn to me on May 13th, 2022.

NOTARY PUBLIC

My Commission Expires: 4-19-2025

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

Karen Johnson Davidson County
Batch# 858381 DEEDWARR
05/18/2022 03:49:35 PM 2 pgs
Fees: $13.00 Taxes: $5,180.00

20220518-0057773

KORTALEKELLEY LAW FIRM

RTR to:

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35781

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
SHM Holdings, LLC 618 Church Street, Suite 220, Nashville, TN 37219	NEW OWNER	116-03-0-028.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kevin James Worley, unmarried**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **SHM Holdings, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 77 feet of Lot No. 138 on the Plan of Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract, as of record in Plat Book 421, page 100, Register's Office for Davidson County, to which plan reference is made for a more complete description.

Said part of Lot No. 138 fronts 77 feet on the southwesterly margin of Woodmont Avenue and extends back southwesterly between parallel lines measuring 178.5 feet, more or less, on its northwesterly margin and 182 feet on its southeasterly margin; to a 10 foot reserve strip, upon which it measures 77.6 feet, more or less.

Being the same property conveyed to Kevin James Worley, by deed from Rebecca Romersa; aka R. Chelsea Romersa; aka Chelsea Romersa, of record as Instrument No. 20200616-0061607, Register's Office for Davidson County, Tennessee, dated May 21, 2020 and recorded on June 16, 2020. Also see Quitclaim Deed

as Instrument No. 20050629-0074951, Final Decree in Book 10965, Page 794 and Warranty Deed in Book 8603, Page 151, said Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records
2. All Matters appearing plan of Kenner-Mannor Land Co of record in Plat Book 421, page 100, Register's Office for Davidson County, Tennessee.
3. Sanitary Sewer and/or Storm Drainage Easement of record in Book 3958, Page 164, in the Register's Office for Davidson County, Tennessee.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ **unimproved** ☒ **improved property known as:**

117 Woodmont Boulevard, Nashville, TN 37205

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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 hand this 13th day of May, 2022.

Kevin James Worley

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Kevin James Worley to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 13, 2022.

NOTARY PUBLIC

My Commission Expires: 4-19-2025

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY