6

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00.

Affiant

Subscribed and sworn to me on 26th day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 9-6-2022

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 867032 DEEDWARRSP
06/03/2022 11:25:49 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50

20220603-0064287

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 35795

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Z 1, LLC and B&F Projects, LLC 6239 Henry Ford Drive Nashville, TN 37209	PO BOX 159342 Nashville, TN 37215	090-12-0-138.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Minor 3rd, LLC**, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Z 1, LLC, a Tennessee Limited Liability Company and B&F Projects, 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 Lot No. 188 on the Plan of Charlotte Park, Section III, as of record in Plat Book 2663, Page 70, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Minor 3rd, LLC, a Tennessee limited liability company, by Warranty Deed from Brittany C. Lee Belew, married, of record in Instrument No. 20160712-0071411 Register's Office for Davidson County, Tennessee, dated July 11, 2016 and recorded on July 12, 2016.

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 Grantees.**
2. **Taxes for the year 2022, and subsequent years, a lien not yet due and payable.**
3. **Subject to all matters shown on the Plan of record in Book 2663, Page 70, Register's Office for Davidson County, Tennessee.**
4. **Agreement by and between Consolidated Development, Inc of record in Book 2593, Page 566, in the Register's Office for Davidson County, Tennessee.**
5. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.**

This property is also known as improved property located at 6239 Henry Ford Drive, Nashville, TN 37209.

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 it 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 itself, its successors and representatives, 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 claiming by or through GRANTOR, but not further or otherwise. 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.

[SIGNATURE AND NOTARY TO COMMENCE ON PAGE 2]

WITNESS my hand this 26th day of May, 2022.

MINOR 3RD, LLC A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
PATRICK H. POOLE, PRESIDENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Patrick H. Poole, President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Minor 3rd, LLC a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its President.

Witness my hand and seal, this 26th day of May, 2022.

_____
Notary Public, State of Tennessee

My Commission Expires: 3-3-26

ANDREW BENNETT MAZEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026