THIS INSTRUMENT PREPARED BY: ***W. Carl Spining*** ***ORTALE KELLEY*** *330 Commerce Street, Suite 110* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999* ***File No. 35739*** Karen Johnson Davidson County Batch# 876912 DEEDWARR 06/23/2022 03:17:30 PM 5 pgs Fees: $28.00 Taxes: $3,700.00 20220623-0072034	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.* ASMBA By: Brian V Smith, President *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2022.* *Notary Public* *My commission expires:* 2/21/23 THERESA L. PARKER NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Name and Address of New Owners:

Old Hickory Credit Union
P. O. Box 140478
Nashville, TN 37214

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map and Parcel No.:**
Lot 26, Replat, Northcreek Commons, Lots 23-27, Conference Drive, Goodlettsville, TN	026-6-B-026.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ($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, **ARMED SERVICES MUTUAL BENEFIT ASSOCIATION**, an unincorporated Fraternal Benefit Association, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **OLD HICKORY CREDIT UNION**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 26, as shown on the plat entitled Replat, Northcreek Commons, Lots 23-27, of record as Instrument No. 20180531-0051929 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Armed Services Mutual Benefit Association, an unincorporated Fraternal Benefit Association, by Special Warranty Deed from SC Realty, Inc., a Delaware corporation, of record in Book 10863, page 141, in the Register's Office for Davidson County, Tennessee, dated March 27, 1998 and recorded on March 31, 1998.

This is unimproved property located on Conference Drive, Goodlettsville, Davidson County, Tennessee.

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

1. 2022 Davidson County taxes have been paid and prorated between the parties and assumed by the Grantee.

2. All matters shown on the plat of record as Instrument No. 20171218-0128723 and corrected in Instrument No. 20180531-0051929, both of record in the Register's Office for Davidson County, Tennessee.

3. Easements to Madison Suburban Utility District, as set forth in instrument recorded in Book 4377, page 94, Register's Office for Davidson County, Tennessee.

4. Easement (s) to American Telephone and Telegraph Company, as set forth in instrument recorded in Book 6753, page 772, Register's Office for Davidson County, Tennessee.

5. Easement Agreement of record in record in Book 11304, page 891, Register's Office for Davidson County, Tennessee.

6. Easement for construction and maintenance of a drainage facility as set forth in Instrument No. 20000920-0093667, Register's Office for Davidson County, Tennessee.

7. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20170707-0068414, Register's Office for Davidson County, Tennessee.

8. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

9. Lack of direct access to and from controlled access highway (I-65).

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 assigns, 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 assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, 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 on following page]

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 15th day of June, 2021.

ARMED SERVICES MUTUAL BENEFIT ASSOCIATION

BY: Brice N Smith
Brice N. Smith, President

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Brice N. Smith, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of **ARMED SERVICES MUTUAL BENEFIT ASSOCIATION,** an unincorporated fraternal benefit association, and that he as Chief Financial Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the association as said President.

Witness my hand and seal, the day and year first above written.

Theresa E Parker
NOTARY PUBLIC

THERESA E. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 12/12/23

Tennessee Certification of Electronic Document

I, Linzy Lehn, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/15/2022 (date of document).

Affiant Signature

6/17/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15 day of June, 2022.

Notary's Signature

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

MY COMMISSION EXPIRES: 10/21/2024