Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 895948 DEEDWARR
07/29/2022 11:20:35 AM 3 pgs
Fees: $18.00 Taxes: $12,839.00

20220729-0086579

THIS INSTRUMENT WAS PREPARED BY:
Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,470,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2022.

Notary Public

My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Southern Holdings LLC P. O. Box 158434 Nashville, Tennessee 37215-8434	SAME	117 01 0 141.00 and 117 01 0 143.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CLYDE L. BROWN** ("Grantor"), unmarried, has bargained and sold, and by these presents transfers and conveys, unto **SOUTHERN HOLDINGS LLC** ("Grantee"), a Tennessee limited liability company, its successors and assigns, certain parcels of land in Davidson County, Tennessee, described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot Nos. 2 and 4 on the Plan of the Glasgow Home Place, of record in Book 3500, page 112, Register's Office for said County.

Said Lot No. 2 fronts 117 feet on the westerly side of Bowling Avenue and extends back 276 feet on the northerly line and 279.6 feet on the southerly line to a dead line in the rear, measuring 117.7 feet thereon.

Said Lot No. 4 fronts 172 feet on the southerly side of Woodlawn Avenue and extends back 417.7 feet on the easterly line and 425 feet on the westerly line, which is a broken line, to a dead line in the rear measuring 200 feet thereon.

Being the same property conveyed to Grace Helen Brown by deed of record as Instrument Number 20060525-0061862, Register's Office for Davidson County, Tennessee. Grace Helen Brown subsequently died on March 29, 2017, whereupon the property thereupon vested equally in her two sole heirs, Clyde L. Brown and Jessica L. Rich, as tenants-in-common, as set forth in the Affidavit of Heirship of record as Instrument Number 20220302-0023668, Register's Office for Davidson County, Tennessee. Jessica L. Rich, indvidually and also in her capacity as Administratrix of the Estate of Grace Helen Brown, quitclaimed her interest in the subject property to Clyde L. Brown by deed of record as Instrument Number 20220311-0028426, Register's Office for Davidson County, Tennessee.

The property is generally located at 609 Bowling Avenue and at 3605 Woodlawn Drive in Nashville, Tennessee 37215

This conveyance is made subject to:

1. 2022 Davidson County property taxes, a lien therefor, but not yet due and payable, which property taxes have been prorated and assumed by Grantee. By acceptance of this deed, Grantee hereby agrees to timely pay such property taxes.

2. All matters as shown on the Plan of record in Book 3500, page 112, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto, belonging to Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, that Grantor has a good right to convey it, and that it is unencumbered, except as otherwise herein set out. Grantor further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed this 28 day of July, 2022.

Clyde L. Brown
CLYDE L. BROWN

By: Jessica L. Rich
Jessica L. Rich, Attorney-in-fact
pursuant to Durable General Power of
Attorney recorded in Instrument No.
20211007-0134839, RODCT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JESSICA L. BROWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument on behalf of Clyde L. Brown for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for Clyde L. Brown, has the authority to execute it on his behalf, and executed the same as the free act and deed of Clyde L. Brown.

Witness my hand, at Nashville, Tennessee, this 28th day of July, 2022.

Lynne B. Jervis
Notary Public

My Commission Expires: 1-11-26

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026