Karen Johnson Davidson County
Batch# 905977 DEEDWARR
08/22/2022 10:26:21 AM 2 pgs
Fees: $13.00 Taxes: $11,081.50

20220822-0094355

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 2,995,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TERESA TIDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OSU Property Group, LLC	New Owner	084-16-0-211
(NAME)	(NAME)	
521 Enon Springs Rd E	Same	
(ADDRESS)	(ADDRESS)	
Smyrna TN 37167		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HOLLAND HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND GREG HOLLAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

OSU PROPERTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I

Land in Davidson County, Tennessee being Lots No. 2-A on the Resubdivison of Lot No. 2 of Crump Heights, as of record in Book 5190, Page 480, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Holland Holdings, LLC, a Tennessee Limited Liability Company by Deed dated May 12, 2017 from Gregory Holland aka Greg Holland, recorded May 24, 2017, in Instrument Number 20170524-0051648, corrected in Scrivener's Affidavit of record in Instrument No. 20180228-0018570 in the Official Records of Davidson County, Tennessee.

Tract II

Land in Davidson County, Tennessee being Lots 2-B on the Resubdivison of Lot No. 2 of Crump Heights, as of record in Book 5190, Page 480, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Greg Holland by Deed dated January 29, 2016 from Masonry Specialty Contractors, in Instrument Number 20160129-0008890, corrected in Scrivener's Affidavit of record in Instrument No. 20180228-0018570 in the Official Records of Davidson County, Tennessee.

LT&E File #19339

As to Tract I, Holland Holdings, LLC as to Tract II, Greg Holland

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 2540 Park Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, 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/our hand(s) this 18th day of August, 2022

Holland Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Greg Holland, Sole Member

_____
Greg Holland, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of August, 2022, before me personally appeared Greg Holland, Sole Member of Holland Holdings, LLC and Greg Holland, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of August, 2022.

_____
Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY