This Instrument Prepared By and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW22236

Send Tax Bills To:
HarborView Capital Holdings, LLC
121 Hillgail Road SW
Pataskala, OH 43062

New Owner is:
HarborView Capital Holdings, LLC
121 Hillgail Road SW
Pataskala, OH 43062

Karen Johnson Davidson County
Batch# 906956 DEEDWARR
08/24/2022 09:57:19 AM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20220824-0095486

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Hollis V. Smith and Rose M. Smith, Trustees of the Hollis and Rose Smith Living Trust dated May 19, 2020**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **HarborView Capital Holdings, LLC**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson and Rutherford** Counties, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESSES:

RUTHERFORD COUNTY - 336 Breckinridge Drive, Smyrna, TN 37167 Map/Parcel 049G-C-002.00

DAVIDSON COUNTY - 1801 Elizabeth Road, Nashville, TN 37218 Map/Parcel 069-16-0-106.00

3111 Doak Avenue, Nashville, TN 37218 Map/Parcel 080-04-0-082.00

1617 Heiman Street, Nashville, TN 37208 Map/Parcel 081-15-0-411.00

1732 21st Ave. North, Nashville, TN 37208 Map/Parcel 081-11-0-101.00

Parcel One: 336 Breckinridge Drive, Smyrna, TN 37167, Rutherford County, Map/Parcel 049G-C-002.00

LAND in Rutherford County, Tennessee, being all of Lot No. 14 in Block "F" of the Resubdivision Plan of the Homewood Park – Belle Meade Addition, according to survey and plat of same appearing of record in Deed Book 118, Page 402, Register's Office for Rutherford County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Hollis V. Smith and Rose M. Smith, Trustees of the Hollis and Rose Smith Living Trust dated May 19, 2020 by Quitclaim Deed from Rose M. Smith, a married person, dated 5/19/2020 and recorded 6/2/2020 in Record Book 1910, Page 3183; and the same property previously conveyed to Rose M. Smith, a married person, by Warranty Deed from Jo Ann J. Troughton a/k/a Jo Ann J. Troughton Hicks, dated 7/23/1998 and recorded 7/27/1998 in Deed Book 628, Page 127, Register's Office for Rutherford County, Tennessee.

Parcel Two: 1801 Elizabeth Road, Nashville, TN 37218, Davidson County, Map/Parcel 069-16-0-106.00

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING Part of Lot Numbers 14 & 15, on the plan of Ashton Subdivision, of record in Plat Book 421, Page 19, Register's Office for Davidson County, Tennessee, to which plot reference is hereby made for a more complete description. Said Lots being described as follows:

Beginning at the northwest intersection of Old Hydes Ferry Pike and Elizabeth Avenue, thence along the westerly margin of Elizabeth Avenue, northerly 100 feet to the southwest of the corner of the property conveyed to Howard Elrod and wife, by deed of record in Book 1041, Page 304, said Register's Office; thence, in a westerly direction along the southerly margin of the Elrod Property 155 feet to a point; thence in a southerly direction 100 feet to a point in the northerly margin of the Old Hydes Ferry Pike; thence, with the northerly margin of same, easterly 155 feet to the point of beginning.

BEING the same property conveyed to Hollis V. Smith and Rose M. Smith, Trustees of the Hollis and Rose Smith Living Trust dated May 19, 2020 by Quitclaim Deed from Rose M. Smith and Hollis Smith, wife, and husband, dated 5/19/2020 and recorded 6/25/2020 in Instrument No. 20200625-0068833; and the same property previously conveyed to Rose M. Smith and Hollis Smith, husband and wife, by Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., dated 7/9/2004 and recoded 7/20/2004 in Instrument No. 20040720-0086440, Register's Office for Davidson County, Tennessee.

Parcel Three: 3111 Doak Avenue, Nashville, TN 37218, Davidson County, Map/Parcel 080-04-0-082.00

LAND in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 15 on the unrecorded Plan of a Subdivision by Mr. Loula McPherson of Part of Block 3, of G. T. Sheegog's Subdivision at Bordeaux, and described according to a Survey thereof made by Erle Drake, County Surveyor, February, 1937, as follows:

Beginning at a point in the Southwesterly margin of Doak Avenue, 54 1/4 feet Northwest from the common original line between Blocks 3 and 5 of Sheegog's Subdivision, which is of record in Book 421, Page 191, and being the common corner of lots 15 and 16 of said unrecorded plan; thence with the line between said lots, Southwesterly 150 feet to a point; thence Northwesterly 60 feet to the corner of Lots 14 and 15; thence with the line between said lots, Northeasterly 150 feet to the margin of Doak Avenue; thence with the margin of the same, Southeasterly 54 1/4 feet to the beginning.

BEING the same property conveyed to Hollis V. Smith and Rose M. Smith, Trustees of the Hollis and Rose Smith Living Trust dated May 19, 2020 by Quitclaim Deed from Rose M. Smith, dated 5/19/2020 and recorded 6/25/2020 in Instrument No. 20200625-0068836; and being the same property previously conveyed to Rose M. Smith by Deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., dated

10/30/2003 and recorded 11/13/2003 in Instrument No. 20031113-0166050, Register's Office for Davidson County, Tennessee.

Parcel Four: 1617 Heiman Street, Nashville, TN 37208, Davidson County, Map/Parcel 081-15-0-411.00

LAND in Davidson County, Tennessee, being Lot(s) 22, as shown on the map entitled Bransford Realty Company, a subdivision of Lots Numbers 1 and 3 and part of Lot Number 2 of the James Hamilton Tract, of record in Plat Book 332, Page(s) 166, 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 Hollis V. Smith and Rose M. Smith, Trustees of the Hollis and Rose Smith Living Trust dated May 19, 2020 by Quitclaim Deed from Hollis V. Smith, a married man, dated 5/19/2020 and recorded 6/25/2020 in Instrument No. 20200625-0068834; and being the same property previously conveyed to Hollis V. Smith, a married man, by Special Warranty Deed from Federal National Mortgage Association a/k/a Fannie Mae, dated 12/15/2006 and recorded 1/4/2007 in Instrument No. 20070104-0001506, Register's Office for Davidson County, Tennessee.

Parcel Five: 1732 21st Ave. North, Nashville, TN 37208, Davidson County, Map/Parcel 081-11-0-101.00

LAND in Davidson County, Tennessee, being part of the west part of Lot No. 261 on the Map of the Subdivision of Lot No. 5 of the Bosley Lands allotted to J. M. Harding, a copy of which is of record in Book 38, Page 431, Register's Office for said County, and described according to a copy of a survey thereof made Sept. 5, 1944, by Lewis D. Justice, Surveyor, as follows:

Beginning at a point in the easterly margin of 21st Avenue North 7.5 feet north of the common corner of Lots Nos. 260 and 261; thence easterly 120.5 feet to a point 8.7 feet north of the dividing line between lots 260 and 261; thence in a northerly direction 38.7 feet to a point which is 2.6 feet south of the dividing line between lots 261 and 262; thence westerly 120 feet to a point in the easterly margin of 21st Avenue North, which point is 3.6 feet south of the common corner of lots 261 and 262; thence south with the easterly margin of 21st Avenue North 38.9 feet to the point of beginning.

BEING the same property conveyed to Hollis V. Smith and Rose M. Smith, Trustees of the Hollis and Rose Smith Living Trust dated May 19, 2020 by Quitclaim Deed from Rose M. Smith, dated 5/19/2020 and recorded 6/25/2020 in Instrument No. 20200625-0068835; and being the same property previously conveyed to Rose M. Smith, unmarried, by Warranty Deed from Ann Legon Boothe and Rose Marie Legon Merritt, dated 4/27/2001 and recorded 5/23/2001 in Instrument No. 20010523-0053796, Register's Office for Davidson County, Tennessee.

Power of Attorney for Ann Legon Boothe and Rose Legon Merritt of record in Instrument Nos. 20010523-0053795 and 20010523-0053794, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of August, 2022.

GRANTOR(S):

Hollis V. Smith Trustee of the Hollis and Rose Smith Living Trust dated May 19, 2020

Hollis V. Smith, Trustee of the Hollis and Rose Smith Living Trust dated May 19, 2020

Rose M. Smith, Trustee of the Hollis and Rose Smith Living Trust dated May 19, 2020

Rose M. Smith, Trustee of the Hollis and Rose Smith Living Trust dated May 19, 2020

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Hollis V. Smith and Rose M. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17th day of August, 2022.

M Lynn Bodden
NOTARY PUBLIC
My Commission Expires: 9-29-2025

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Kimberly Board
Affiant

SWORN TO and subscribed before me this 17th day of August, 2022.

M Lynn Bodden
NOTARY PUBLIC
My Commission Expires: 9-29-2025

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.