NEW OWNER:

D. Briggs & Associates, LLC
13914 Belle Pointe Dr.
Little Rock, AR 72212

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
22-1413

SEND TAX BILLS TO:

PEABODY, LLC
1350 Lakeshore Dr., Suite 160
Coppell, TX 75019

Karen Johnson Davidson County
Batch# 930748 **DEEDWARRSP**
10/18/2022 09:28:19 AM 4 pgs
Fees: $23.00 Taxes: $3,700.00



20221018-0113570

Map & Parcel No. 093 11 0 021.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE MILLION and 00/100 DOLLARS ($1,000,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **PEABODY, LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **D. BRIGGS & ASSOCIATES, LLC, an Arkansas limited liability company** ("Grantee"), its successors and assigns, forever, a 22.73% undivided interest in and to the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION AND SOURCE OF TITLE.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY having the address of 94 Peabody Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants and binds itself and it's successors to warrant specially and forever defend the title to the said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor, BUT NOT FURTHER OR OTHERWISE.

This conveyance is made subject and subordinate to that certain Deed of Trust in favor of Wilson Bank & Trust of record at Instrument No. 20140410-003011 in the Registers' Office for Davidson County, Tennessee, together with that certain Collateral Assignment of Leases at Instrument No. 20140410-0030012, in said Register's Office, and is further subject to that certain Tenant-In-Common Agreement of even date.

POSSESSION shall be given date of deed, subject to rights of tenants in possession.

IT IS INTENDED that upon this conveyance, Grantor shall hold a 77.27% undivided interest in the subject property, and Grantee shall hold a 22.73% undivided interest in the subject property.

PROPERTY TAXES for the current year shall be pro-rated and paid between the co-tenants.

IN WITNESS WHEREOF, the undersigned has/have executed or caused this instrument to be executed by its/their duly authorized representative, this the 14th day of October, 2022.

PEABODY, LLC
A Tennessee limited liability company

J. MICHAEL BODNER, Manager

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **J. MICHAEL BODNER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **Manager** of **PEABODY, LLC**, a Tennessee limited liability company, the within-named bargainor, and as such authorized Manager, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized Manager.

WITNESS my hand and official seal at office, this 14th day of October, 2022.

NOTARY PUBLIC

My commission expires: 10/20/2023

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The actual consideration or value, whichever is greater, for this transfer is **$ 1,000,000.00 .**

Sharon Y Gibbs
AFFIANT

Sworn to and subscribed to before me this the 14th day of October, 2022.

Tina Dyer
NOTARY PUBLIC

My commission expires: 1/5/2025



EXHIBIT "A"
LEGAL DESCRIPTION

A certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Tract #1: Land in Davidson County, Tennessee, being part of Lot No. 29 on the Second Plan of Davidson Academy Lots, called "Out Lots" not of record, described according to a survey made by John M. Sullivan, County Surveyor, April 13, 1946, as follows:

Beginning on the northerly margin of Peabody Street at a point 42 feet east of the easterly margin of First Avenue South, the southeast corner of the property conveyed to Frank C. Crowder by deed from C.E. Hickerson and wife, of record in Book 1389, Page 295, Register's Office for said County, thence with the northerly margin of said street, eastwardly 100 feet 7 inches to an iron pin on the southwesterly margin of Hermitage Avenue; thence with said Avenue, northwestwardly 77 feet 4 inches, to an old iron pin in the southerly line of the Ross V. Dunn, Trustee, property; thence with said line westwardly 56 feet 7 inches to the northeast corner of said Crowder property; thence with the easterly line of same, southwardly 63 feet 6 inches to the beginning.

Tract # 2: Land in Davidson County, Tennessee, being part of Lot No. 29 on the unrecorded map of the Second Plan of the Academy Lots at Nashville, Davidson County, Tennessee described according to a copy of a survey thereof made by Lewis P. Justice, Surveyor, July 20, 1944, as follows:
Beginning at the present southwest intersection of Hermitage Avenue as extended and located by City Ordinance No. 620 at First Avenue South at a cross on the sidewalk; thence with the west line of Hermitage Avenue, southeasterly 107.16 feet, more or less, to an iron pin which is 77.64 feet northwest from the northwest corner of Hermitage Avenue and Peabody Street, thence westerly 98.4 feet more or less, to an iron pin in the easterly margin of First Avenue South, being 63.5 feet north of the northeast corner of First Avenue South and Peabody Street; thence northerly, along the easterly margin of First Avenue South, 87.6 feet more or less, to an iron pin, thence easterly 38.3 feet more or less, to the point of beginning.

Tract #3: Being Lot No. 29 on the second plan of Davidson Academy Lots, called "Out Lots", not of record, described as follows:

Beginning at the northeast corner of First Avenue South and Peabody Streets, thence easterly along the northerly margin of Peabody Street 42 feet to a point; thence northerly between parallel lines to the southerly line of the Ross V. Dunn, Trustee, property and borders on the said Dunn property 42 feet.

Said property having a frontage of 42 feet on Peabody Street and 42 feet on the Dunn property and being the westerly 42 feet of the property sold to C.E. Hickerson by deed from James R. Sullivan of record in Book 1389, Page 279, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **PEABODY, LLC**, a Tennessee limited liability company, by deed from ROBB PROPERTIES, LLC, a Tennessee limited liability company, dated April 8, 2014, and of record in Instrument No. 20140410-0030010, in the Register's Office for DAVIDSON County, Tennessee.