Karen Johnson Davidson County
Batch# 936653 DEEDWARRSP
11/01/2022 02:48:30 PM 4 pgs
Fees: $23.00 Taxes: $4,625.00
20221101-0117963

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36289-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mustang Enterprises LLC ATTN: Barbara Rogers 189 West Cambridge Lane Manchester, TN 37355	New Owner	09316026300

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Green Street Partnership, a Tennessee general partnership** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Mustang Enterprises LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows (the "Real Estate"):

> Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of the Homestead Block in the Hermitage Addition to Nashville of record in Plat Book 57 Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being part of the same property conveyed to Green Street Partnership by Warranty Deed dated June 9, 2008, from Chester F. Estes and wife, Christine L. Estes of record in Instrument N0. 20080610-0059667 and all of the same property conveyed to Green Street Partnership by Warranty Deed dated July 1, 2008, from ICM Foundation, Inc., of record in Instrument No. 20080702-0068251, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in **Exhibit A** attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument this 1st day of November, 2022.

Green Street Partnership, a Tennessee general partnership

By: _____
Name: Robert J. Joslin, Jr.
Its: Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and county aforesaid, personally appeared Robert J. Joslin, Jr., with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner of Green Street Partnership, a Tennessee general partnership, the within-named bargainor, and that he as such Managing Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Managing Partner.

WITNESS my hand, at office, this 1 day of November, 2022.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: July 3, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00.

_____
Affiant

Subscribed and sworn to before me
this 1st day of November, 2022.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2023 and subsequent years, not yet due and payable. Map and Parcel 09316026300. Current year taxes have been prorated between the parties and paid as part of closing.

3. All matters as shown on the Plan of record in Plat Book 57, Page 76, Register's Office for Davidson County, Tennessee.

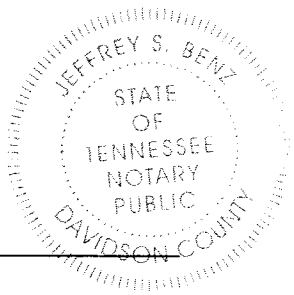
4. Property modifications letter from Metropolitan Nashville Planning Department to combine parcels, of record in Instrument No. 20080916-0094616, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 November 1, 2022.

John T. Cook, Esq.
Date: November 1, 2022

State of Tennessee
County of Davidson

Sworn to and subscribed before me this November 1, 2022.



Notary Public
My commission expires: July 3, 2023