This instrument prepared by:
J. Steven Kirkham, Esq.
WALLER LANSDEN DORTCH & DAVIS, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 950801 DEEDWARRSP
12/13/2022 09:31:31 AM 3 pgs
Fees: $18.00 Taxes: $14,060.00

20221213-0129156

SPECIAL WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
John N. Vidalakis, Trustee of the John N. Vidalakis Revocable Trust 4417A Granny White Pike Nashville, Tennessee 37204	Same	116-02-020.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,800,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of December, 2022.

Notary Public

My Comm. Expires: 1/8/24

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, BRYAN HOWARD, TRUSTEE OF THE 4727 POST ROAD TRUST, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto JOHN N. VIDALAKIS, TRUSTEE OF THE JOHN N. VIDALAKIS REVOCABLE TRUST, hereinafter called "GRANTEE", his successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows (the "Property"), to wit:

See Exhibit A attached hereto and incorporated herein

This is unimproved property known as 4727 Post Road, Nashville, Tennessee 37205

Said Property is conveyed subject to (1) 2023 taxes, not yet due and payable, and (2) matters shown on the Plan of record in Plat Book 4460, Page 56, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR further covenants and binds itself, his successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, his successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR, but not further or otherwise. 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.

IN WITNESS WHEREOF, this instrument has been executed this 8th day of December, 2022.

GRANTOR:

Bryan Howard, Trustee
BRYAN HOWARD, TRUSTEE OF THE 4727 POST ROAD TRUST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Bryan Howard, Trustee of the 4727 Post Road Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of December, 2022.

Tiffany Lipscomb
Notary Public

My Commission Expires: 5/05/2025

TIFFANY LIPSCOMB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 5/5/2025

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Caldwell Acres of record in Plat Book 4460, Page 56, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bryan Howard, Trustee of The 4727 Post Road Trust by Warranty Deed from Michael D. Sontag, as Trustee of The Post Road Trust of record in Instrument No. 20210903-0118653, Register's Office for Davidson County, Tennessee, dated August 25, 2021 and recorded on September 3, 2021.