Karen Johnson Davidson County
Batch# 955845 DEEDWARRSP
12/28/2022 01:38:03 PM 5 pgs
Fees: $28.00 Taxes: $7,770.00
20221228-0133211

This instrument prepared by:
Paul S. Parker
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, Tennessee 37208

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Parcel Number(s):**
White Avenue, LLC 2520 White Avenue Nashville, Tennessee 37204	SAME	105 14 0 310.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Pendleton Square Trust Co., LLC, a Tennessee limited liability company, as Executor of the Estate of John C. Lovell, but no further nor otherwise, (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to White Avenue, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain real property in the City of Nashville, Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property located at 702 Melpark Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 15th day of December, 2022.

GRANTOR:

Pendleton Square Trust Co., LLC, a Tennessee limited liability company, as Executor of the Estate of John C. Lovell, but no further nor otherwise.

By: Don Watson SEM&T.O.
Name: Don Watson
Title: Senior Estate Manager & Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Don Watson, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Don Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Estate Manager & Trust Officer of Pendleton Square Trust Co., LLC, a Tennessee limited liability company, as Executor of the Estate of John C. Lovell, but no further nor otherwise, the within named bargainor, and that he as such Senior Estate Manager & Trust Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Pendleton Square Trust Co., LLC, by himself as Senior Estate Manager & Trust Officer.

WITNESS my hand, at office, this 15th day of December, 2022.

Notary Public
My Commission Expires: May 31st, 2026

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,100,000.00.

Don Watson, SEM ET. O.
Affiant

Sworn to and subscribed before me, this 15th day of December 2022.

Notary Public
My Commission Expires: May 31st, 2026

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31, 2026

EXHIBIT A

PROPERTY DESCRIPTION

A TRACT OF LAND IN THE CITY OF BERRY HILL, SIXTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF MELPARK SUBDIVISION SEL LION 4 OF RECORD IN BOOK 6250, PAGE 803, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN C. LOVELL, BY DEED FROM KERMIT C. STENGEL, JR.; KARL E. HAURY; AND H&S DEVELOPMENT CO. INC., A TENNESSEE CORPORATION, EACH AS TO AN UNDIVIDED ONE THIRD (1/3) INTEREST, OF RECORD IN BOOK 6933, PAGE 815, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. All matters shown on plat(s) of record in Book 6250, Page 803, in the Register's Office of Davidson County, Tennessee.

2. Rights of parties in possession not shown by the public records.