This instrument was prepared by:

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Karen Johnson Davidson County
Batch# 957982 DEEDWARRSP
01/05/2023 09:18:47 AM 5 pgs
Fees: $28.00 Taxes: $185.00
20230105-0000834

SPECIAL WARRANTY DEED

FROM: A.H. JOHNSON CO., L.L.C., a Tennessee limited liability company, successor by conversion to THE A.H. JOHNSON CO., L.P., Grantor

TO: BUILD TRUST HOMES, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Build Trust Homes, LLC 2016 Pulley Place Nolensville, Tennessee 37135-7402	Same	08410003200

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is FIFTY THOUSAND AND NO/100 DOLLARS ($50,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 4 day of January, 2023.

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 6-23-25

FOR AND IN CONSIDERATION OF the sum of FIFTY THOUSAND AND NO/100 DOLLARS ($50,000.00), the receipt and sufficiency of which are hereby acknowledged, A.H. JOHNSON CO., L.L.C., a Tennessee limited liability company, successor by conversion to THE A.H. JOHNSON CO., L.P. ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto BUILD TRUST HOMES, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as 0 Maplecrest Drive, Nashville, Davidson County, Tennessee 37214.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its, successors and assigns forever. And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 4th day of January, 2023.

GRANTOR:

A. H. JOHNSON CO., L.L.C., a Tennessee limited liability company

By: _____
WM. HARRY JOHNSON
Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, Melinda A. Gray, a Notary Public of said County and State, personally appeared WM. HARRY JOHNSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Representative (or other officer authorized to execute the instrument) of A. H. JOHNSON CO., L.L.C., a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as Authorized Representative.

Witness my hand and seal, at Office in Franklin, Tennessee, this 4th day of January, 2023.

MELINDA A. GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

_____
Notary Public
My Commission Expires: 12-8-2023

EXHIBIT A

PROPERTY DESCRIPTION

Land in the Third Civil District of Davidson County, Tennessee, being Lot No. 43 on the Map of Maplecrest Subdivision, as of record in Book 1835, Pages 27 and 28, said R.O.D.C., TN.

Said Lot No. 43 adjoins Lot No. 42 and front together 140 feet on the southerly side of Maplecrest Drive and extend back between lines 150.9 feet on the westerly side and 150.8 feet on the easterly side, to a dead line in the rear, on which they measure 140 feet.

Being the same property conveyed to THE A.H. JOHNSON CO., L.P., a Tennessee limited partnership, now known as a A.H. JOHNSON CO., L.L.C., a Tennessee limited liability company (successor by conversion) from Wm. Harry Johnson, Successor Executor of the Estate of A.H. Johnson, Wm. Harry Johnson, Executor of the Estate of Malvin Johnson, Wm. Harry Johnson, individually, Alan Johnson and Wm. Harry Johnson and Alan Johnson, Co-Trustees for Belinda Belle Johnson and Mark Johnson under the will of Malvin Johnson, by Quitclaim Deed dated January 3, 1992, of record in Book 8521, page 857, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2023 a lien, but not yet due and payable, and all subsequent years.

2. Subject to all matters as shown on Plan of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee.