Karen Johnson Davidson County
Batch# 961806 DEEDWARRSP
01/17/2023 03:47:30 PM 6 pgs
Fees: $33.00 Taxes: $2,682.50
20230117-0003873

THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:
Spencer Fane Bone McAllester (APP)
511 Union Avenue, Suite 1000
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
MiH Holdings LLC Attn: Jennifer Michelle Baldwin 5101 Dakota Avenue Nashville, Tennessee 37209	Same	119-09-0-200.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **VINCENT EDWARD DREFFS, JR.**, a single man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **MiH HOLDINGS LLC,** a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, forever, all right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee as more particularly described on **Exhibit A**, which is attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, their heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth on **Exhibit B** hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, their heirs and assigns against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise, and except as set forth on **Exhibit B** hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature page of Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective as of the 17th day of January, 2023.

GRANTOR:

Vincent Edward Dreffs, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Vincent Edward Dreffs, Jr., 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 17 day of January, 2023.

Notary Public

My commission expires: 9/7/26

MICHELLE GOODEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transaction is $725,000.00.

AFFIANT

Subscribed and sworn to before me, this 17 day of January, 2023.

Notary Public

My Commission Expires:

9/7/26

MICHELLE GOODEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

HEN 2316857.1

Exhibit "A"

Legal Description

Land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being a part of the Old Logan Tract of land, described as follows:

Beginning on the Westerly margin of Logan Avenue at the Southeast corner of the property conveyed to R. Phillip Stump and wife, by deed from R. G. Briley, Trustee of record in Book 1172, Page 98, Register's Office for said County, thence with said Stumps Southerly line Westwardly 130 feet to the Easterly line of the Mattie King lands; thence with said line Southwardly 72 1/2 feet to the Northwest corner of the property conveyed to the Department of Highways and Public Works of the State of Tennessee by deed from L. B. Corley and wife, of record in Book 1163, Page 47, said Register's Office, thence with their Northerly line Eastwardly 130 feet to the Westerly margin of Logan Avenue, thence with said Avenue Northwardly 72 1/2 feet to the beginning.

Being the same property conveyed to VINCENT EDWARD DREFFS, JR., by deed from JAMES D. JARRELL AND WIFE, KATHRYN B. JARRELL, of record in Instrument No. 20210824-0114109, dated August 18, 2021, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Taxes or special assessments required to be paid in the year 2023 and subsequent years, a lien not yet due and payable.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, do hereby make oath that I am a licensed attorney and/or 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 1/17/2023 (date of document).

Affiant Signature

1/17/2023
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 17th day of January, 2023.

Notary's Signature

My Commission Expires: 5-5-25.

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY