Karen Johnson Davidson County
Batch# 964679 DEEDWARRSP
01/26/2023 02:04:30 PM 5 pgs
Fees: $28.00 Taxes: $1,901.90
20230126-0006036

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Lipscomb University One University Park, Dr. Nashville, TN 37204	117-16-0-120.00	Lipscomb University One University Park, Dr. Nashville, TN 37204
This instrument prepared by: Robert E. Wood, Esq., Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, DAVID SOLOMON, married (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to LIPSCOMB UNIVERSITY, a Tennessee non-profit corporation (the "Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, attached hereto and incorporated herein by reference, including without limitation, all rights, easements, interests, privileges, tenements and hereditaments appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the public roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

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

This is improved property described as 3710 Ferndale Ave., Nashville, TN 37215.

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, and its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances arising by, through or under Grantor, except the Permitted Encumbrances. The Property is not (nor has it ever been) the principal residence of the Grantor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $514,026.58

Affiant

Subscribed and sworn to before me this 25th day of January, 2023.

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires JULY 21, 2026

Notary Public

My Commission Expires: 7/21/2026

4860-4255-4666.2

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 26 day of January, 2023.

GRANTOR:

DAVID SOLOMON

STATE OF)
)
COUNTY OF)

Personally appeared before me, Dolores Huff Roe, the undersigned, a Notary Public in and for said County and State aforesaid, David Solomon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the within instrument for the purposes contained therein, ~~in his/her capacity as the _____ of the corporation.~~ dh

WITNESS my hand and seal at office in Nashville Tennessee, on this the 25th day of January, 2023.

Dolores Huff Roe
Notary Public

My Commission Expires:
7/21/2026

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires JULY 21, 2026

4860-4255-4666.2

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 10, as shown on the map entitled Maplehurst, of record in Book 843, pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DAVID SOLOMON, MARRIED, by deed from LIPSCOMB UNIVERSITY, A TENNESSEE NON-PROFIT CORPORATION, of record in Instrument No. 20190903-0088119, dated August 30, 2019, said Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Rights and claims of parties in possession as tenants pursuant to unrecorded leases, if any.
2. Real property taxes for the year 2023, a lien not yet due and payable
3. Matters shown on the Plan of record in Book 843, pages 22 and 23, said Register's Office.

Certificate of Authenticity

I, Seth Dearinger, do hereby make oath that I am 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 1/26/2023

1/26/2023

Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of January, 2023

Notary's Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2025