SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 964686 DEEDWARRSP
01/26/2023 02:09:30 PM 9 pgs
Fees: $48.00 Taxes: $5,938.50
20230126-0006045

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,605,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/22/2025

(AFFIX SEAL)

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law 214 2nd Ave. N., Ste. 205, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Solomon	SAME AS NEW OWNERS	104 12 0 007.00
(NAME) 5017 High Valley Drive,	(NAME)	
(ADDRESS) Brentwood TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ACKLEN JOINT VENTURE, A TENNESSEE GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID L. SOLOMON

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN THE THIRTEENTH COUNCILMANIC DISTRICT, 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantee, their successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor does hereby bind itself and Grantor's successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the properties, and by acceptance of this deed, accepts the properties "as is" and "where is" in its present conditions. 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.

[Signatures pages to follow]

Witness our hands this 6 day of January, 2023.

ACKLEN JOINT VENTURE

By: Melvin Schlanger Family Trust

By: _____
Brian Schlanger, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Brian Schlanger, 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 Trustee of the Melvin Schlanger Family Trust (or other officer authorized to execute the instrument), partner of the **ACKLEN JOINT VENTURE**, the within named bargainor, a Tennessee general partnership, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership as Trustee of the Melvin Schlanger Family Trust (or other authorized officer).

Witness my hand, at office, this 6 day of January, 2023.

Charlotte E Herring
NOTARY PUBLIC

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
MAY 05, 2025

Executed as of 1-5, 2023.

ACKLEN JOINT VENTURE

By: Jeff Klein
Jeff Klein, Partner

STATE OF Kentucky)
COUNTY OF Jefferson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Jeff Klein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be partner of the **ACKLEN JOINT VENTURE,** the within named bargainor, a Tennessee general partnership, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 5 day of January, 2023.

Eric Arvin
NOTARY PUBLIC

My Commission Expires:

Sept. 27, 2026

NOTARY ID # KYNP [illegible]
WILLIAM ERIC ARVIN
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
MY COMMISSION EXPIRES SEPT. 27, 2026

ACKLEN JOINT VENTURE

By: Louis Klein
Louis Klein, Partner

STATE OF Florida)
COUNTY OF Palm Beach)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Louis Klein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be partner of the **ACKLEN JOINT VENTURE,** the within named bargainor, a Tennessee general partnership, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 6 day of January, 2023.

Margaret Empsall
NOTARY PUBLIC
Margaret Empsall

My Commission Expires:
November 9, 2024

MARGARET EMPSALL
MY COMMISSION # HH 057572
EXPIRES: November 9, 2024
Bonded Thru Notary Public Underwriters

ACKLEN JOINT VENTURE

By: _____
John Darwin, Partner

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Louis Klein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be partner of the **ACKLEN JOINT VENTURE,** the within named bargainor, a Tennessee general partnership, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 23 day of January, 2023.

_____
NOTARY PUBLIC

My Commission Expires:

_____

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
MAY 05, 2025

EXHIBIT A
Legal Description

Being Lot No. 29 on the Plan of Burch Homestead Tract, as of record in Book 57, Page 149, Register's Office for Davidson Co., Tennessee.

Being the same property conveyed to Acklen Joint Venture, by deed from Dudley Avenue Properties, Inc., a Tennessee corporation, of record in Book 10172, Page 71, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2108 Acklen Avenue, Nashville, Tennessee 37212.

EXHIBIT B

EXCEPTIONS

1. Davidson County taxes for 2022, Map-Par. 104120007.00, will be paid at closing and pro-rated.

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