BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Name and Address of New Owner
HDP Holdings, LLC
346 Kingview Dr.
Nashville, TN 37205
Send Tax Bills To HDP Holdings, LLC
348 Kingview Dr.
Nashville, TN 37218
This Instrument Prepared By
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 989146 **DEEDWARRSP**
04/06/2023 10 53 51 AM 2 pgs
Fees $13 00 Taxes $869 50

20230406-0025127

Map & Parcel No 148-07-0-118

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **NGS LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **HDP Holdings, LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee

Land in Davidson County, Tennessee, being Lot No 1009 on the Plan of Section Eight Cherokee Hills "Being a Resubdivision of Lot No 857-A & Reserved Parcels b and D Cherokee Hills Section Eight as of record in Book 3700, Page 154," of record in Plat Book 4300, Page 106, in the Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being part of the same property conveyed to NGS, LLC, a Tennessee limited liability company by deed dated January 17, 2023 from Elam's Housing Rentals, LLC, a Tennessee limited liability company, recorded January 18, 2023 in Instrument No. 20230118-0004029 in the Registers Office

Being the same property conveyed to Elam's Housing Rentals, LLC by Quitclaim Deed dated July 1, 2010 from Ariel M Elam and Maridean M Elam, recorded July 1, 2010 in Instrument No 20100701-0051787 in the Register's Office

TO HAVE AND TO HOLD said real estate unto the Grantee, their successors, heirs and assigns, forever in fee simple

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantee, but against none other

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 31st day of March, 2023

NGS LLC, a Tennessee Limited Liability Company

By _____
Garron Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Garron Wright, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of NGS, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of NGS, LLC, by himself as Authorized Agent

Witness my hand and seal, at office in Davidson County, this 31st day of March, 2023

_____
Notary Signature

Printed Name Regina Sullo

My commission expires _____

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$235,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of March, 2023

_____
Notary Signature
My commission expires

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026