SPECIAL WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Karen Johnson Davidson County Batch# 992374 DEEDWARRSP 04/14/2023 03:27:03 PM 4 pgs Fees: $23.00 Taxes: $3,145.00 20230414-0027601	I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $850,000.00. Affiant Subscribed and sworn to before me, this 24th day of MARCH, 2023. Notary Public My Commission Expires: 07-09-2025

SUSAN YOUNG NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
Spencer Fane LLP, 511 Union Street, Suite 1000, Nashville, TN 37219

Name and Address of New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
TDM Real Estate, LLC 333 Plus Park Boulevard Nashville, TN 37217	09106045300	Same

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 which are hereby acknowledged, **Taylor Drew Minor and Halie Marie Minor, husband and wife** (collectively, the "**Grantor**"), have this day bargained and sold, and by these presents do hereby transfer and convey unto **TDM Real Estate, LLC, a Tennessee limited liability company** (the "**Grantee**"), and its successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "**Property**"), more particularly described on Exhibit A attached hereto and incorporated herein.

This is improved property that currently is municipally known as 5607 Pennsylvania Avenue, Nashville, Davidson County, Tennessee 37209.

This conveyance is made subject to all limitations, restrictions and/or encumbrances of record (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging, subject to the Permitted Exceptions, unto the Grantee and its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except for the Permitted Exceptions.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

All warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

Property description information supplied by the parties. The preparer has not examined title to the Property and makes no representation or warranty with respect thereto.

[Signature page follows]

[Signature page to Special Warranty Deed]

WITNESS this the 24th day of March, 2023.

GRANTOR:

Taylor Drew Minor

Halie Marie Minor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said County and State, personally appeared Taylor Drew Minor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who is one of the within-named bargainors, and who executed the foregoing instrument for the purposes therein contained, by signing his name above.

WITNESS my hand and seal at office this 24th day of MARCH, 2023.

NOTARY PUBLIC

My Commission Expires:

07-07-2025

SUSAN YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said County and State, personally appeared Halie Marie Minor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who is one of the within-named bargainors, and who executed the foregoing instrument for the purposes therein contained, by signing her name above.

WITNESS my hand and seal at office this 24th day of MARCH, 2023.

NOTARY PUBLIC

My Commission Expires:

07-07-2025

SUSAN YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Description of Property

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Being all of Lot No. 1514, of Block No. 37, Plan No. 2, West Nashville, according to plat and survey of same appearing of record in Book 57, Page 172, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Taylor Drew Minor and Halie Marie Minor, by Warranty Deed of record as instrument No. 20180212-0013711, Register's Office for Davidson County, Tennessee. Further, being part of the same property conveyed by Warranty Deed from Construct-All USA, Inc., a Tennessee Corporation to Tim M. Wright, Trustee of the Wright Retirement Services, L.L.C. Retirement Savings Plan, as to a 50% undivided interest and Mark Larimore, Trustee of Larimore & Lyons, LLC Cash Balance Plan Two, as to a 50% undivided interest as recorded on the 15th day of February, 2017 in Instrument No. 20170215-0015515 and part of Warranty Deed from Kathryn M. Guillot, n/k/a Kathryn M. Blankenship, married to Construct-All USA, Inc., a Tennessee corporation as recorded on the 24th day of March, 2016 in Instrument No. 20160324¬0028036, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.