Karen Johnson Davidson County
Batch# 1011745 DEEDWARRSP
06/06/2023 11:09:30 AM 4 pgs
Fees: $23.00 Taxes: $9,620.00
20230606-0042869

Prepared by and Return to:

Hywater Title

1800 S. Rutherford Blvd. Suite 203

Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $2,600,000.00.

Affiant

Subscribed and Sworn before me this 5th day of June 2023.

Notary Public

My commission expires: 8-16-25

MELODY LYNN CARR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF BEDFORD MY COMM. EXPIRES AUGUST 16, 2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Albatross to Home at Little Bit, LLC 1831 12TH Avenue South, Suite 300 Nashville, TN 37203	New Owner	162-00-0-086

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, **Elizabeth A. Dye and Dawn M. Ahern, f/k/a/ Dawn M. Hines**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Albatross to Home at Little Bit, LLC, a Florida Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee: See Exhibit A.

This is [X] improved [ ] unimproved property known as 14897 Old Hickory Boulevard, Nashville, TN 37013.

THIS CONVEYANCE IS SUBJECT TO (a) all taxes and assessments for the year 2023 and subsequent years, and all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; (f) all other matters of record that may affect such real estate; and (g) all applicable government and zoning regulations (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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, and will forever warrant specially and defend to Grantee said title against any and all lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the Permitted Encumbrances), but no further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed effective as of the 5th day of June, 2023.

Elizabeth Dye

Elizabeth Dye

Dawn M. Ahern

Dawn M. Ahern, f./k/a Dawn Hines

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 5 day of June, 2023, before me personally appeared Elizabeth Dye and Dawn Ahern, f/k/a Dawn Hines, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

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

K Camp

Notary Signature
My commission expires: 11-28-2026

KATHLEEN G. CAMP
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/28/2026
COUNTY OF RUTHERFORD

EXHIBIT "A"
Property Description

Property Address: **14897 Old Hickory Boulevard, Nashville, TN 37013**

PROPERTY DESCRIPTION:

A PARCEL OF LAND LYING IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY AMIN HAUTER QC-20180123 0006907 (R.O.D.C.,TN), ON THE NORTH, OLD HICKORY BLVD ON THE EAST, SUSIE H. JOBE DB-20170622-0063003 (R.O.D.C.,TN) ON THE SOUTH, AND CEDAR WOOD ESTATES LOTS 67-69 P.B 4675 PG. 62 (R.O.D.C.,TN) ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (FOUND) BEING ON THE WESTERN RIGHT OF WAY OF OLD HICKORY BLVD., WHICH IS THE SOUTHEAST CORNER OF HAUTER ;
THENCE, WITH SAID RIGHT OF WAY FOR THE FOLLOWING CALLS:
S 30°53'42" E FOR A DISTANCE OF 41.81' TO A POINT;
THENCE, S 28°43'20" E FOR A DISTANCE OF 352.66' TO AN IRON PIN SET (SEC);
THENCE, WITH THE NORTH LINE OF JOBE FOR THE FOLLOWING CALLS:
S 61°16'40" W FOR A DISTANCE OF 5.25' TO A POINT;
THENCE, S 08°28'57" W FOR A DISTANCE OF 58.32' TO A POINT;
THENCE, N 86°29'31" W FOR A DISTANCE OF 208.30' TO AN IRON PIN FOUND (NO CAP) ON THE EAST LINE OF SUSIE H. JOBE; THENCE, WITH SAID LINEN 04°19'33" E FOR A DISTANCE OF 19.89' TO AN IRON PIN FOUND (NO CAP), BEING THE SOUTHEAST CORNER OF AMBROSIO; THENCE, WITH THE EAST LINE OF AMBROSIO, BATTLE, & BIGGS LOTS 67-69 P.B. 4675, PG. 62 N 15°59'28" W FOR A DISTANCE OF 300.81' TO A CONC. MON., BEING ON THE SOUTH LINE OF HAUTER; THENCE, WITH SAID LINE FOR THE FOLLOWING CALLS:
N 73°10'50" E FOR A DISTANCE OF 111.88' TO AN IRON PIN FOUND (NO CAP);
THENCE, N 04°57'50" E FOR A DISTANCE OF 51.42' TO THE POINT OF BEGINNING, HAVING AN AREA OF 66112.9 SQUARE FEET, 1.518 ACRES

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO LEON HAMPTON BY WARRANTY DEED FROM LARRY RAY AND GHASSAN HUSSEINI, OF RECORD IN OF RECORD IN BOOK 10497, PAGE 55, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 17, 1997 AND RECORDED JUNE 18, 1997.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO LEON HAMPTON BY WARRANTY DEED FROM CLAUDIE BATTLE, UNMARRIED, OF RECORD IN BOOK 10956, PAGE 800, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 27, 1998 AND RECORDED JULY 2, 1998. (NOTE: TRACT 2 DESCRIPTION IS MISSING.)

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH A. DYE AND SUSAN A. BAKER AND DAWN M. HINES BY WARRANTY DEED FROM LEON HAMPTON OF RECORD IN INSTRUMENT NO. 20030826-0123477, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 19, 2003 AND RECORDED ON AUGUST 26, 2003. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $450,000.00.)

THE SAID SUSAN A. BAKER DIED NOVEMBER 27, 2010 AND BY HER WILL, PROBATED IN CASE NO. 12P-3 IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE, DEVISED THIS PROPERTY TO HER FOUR CHILDREN, ROBERT AHERN, ELIZABETH DYE, RUSSELL AHERN, AND DAWN HINES. SEE ALSO AFFIDAVIT OF HEIRSHIP RECORDED ON SEPTEMBER 04, 2013, IN INSTRUMENT NO. 20130904-0092846, IN SAID REGISTER'S OFFICE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ELIZABETH A. DYE AND DAWN M. HINES BY QUITCLAIM DEED FROM RUSSELL AHERN OF RECORD IN INSTRUMENT NO. 20130515-0048778, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 09, 2013 AND RECORDED ON MAY 15, 2013.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ELIZABETH A. DYE AND DAWN M. HINES BY QUITCLAIM DEED FROM ROBERT AHERN OF RECORD IN INSTRUMENT NO. 20130515-0048779 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 05, 2013 AND RECORDED ON MAY 15, 2013. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $0.00.)

Dawn Hines is now divorced and is now known as Dawn M. Ahern. This is investment property and is not the primary residents of the Grantors or their spouses.

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 6-5-23 (date of document).

Jami K. Averwater

Signature

6-5-23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6th day of June, 2023.

Melody Lynn Carr

Notary's Signature

MY COMMISSION EXPIRES: 8-16-2025

Seal

