(1)

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Karen Johnson Davidson County
Batch# 1022195 DEEDWARRSP
07/03/2023 10:23:49 AM 3 pgs
Fees: $18.00 Taxes: $4,717.50

20230703-0050634

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36289-1A Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
RACQ HOLDINGS, LLC	New Owner	09316026300
1886 Tradition Circle		
Brentwood, TN 37027		

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Mustang Enterprises LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **RACQ HOLDINGS, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of the Homestead Block in the Hermitage Addition to Nashville of record in Plat Book 57 Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being all of the same property conveyed to Green Street Partnership by Warranty Deed dated July 1, 2008, from ICM Foundation, Inc., of record in Instrument No. 20080702-0068251, Register's Office for Davidson County, Tennessee, and further conveyed to Mustang Enterprises LLC, a Tennessee limited liability company, by Deed dated November 1, 2022 from Green Street Partnership, a Tennessee general partnership, of record in Instrument No. 20221101-0117963, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit A attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28th day of June, 2023.

Mustang Enterprises LLC, a Tennessee limited liability company

By: Barbara Rogers
Name: Barbara Rogers
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and county aforesaid, personally appeared Barbara Rogers, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged herself to be Sole Member of Mustang Enterprises LLC, a Tennessee limited liability company, the within-named bargainor, and that she as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Sole Member.

WITNESS my hand, at office, this 28th day of June, 2023.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MBoyd
Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,275,000.00.

Affiant

Subscribed and sworn to before me this 28th day of June, 2023.

PONDA CHERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

Notary Public
My Commission Expires: _____

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2023 and subsequent years, not yet due and payable. Map and Parcel 09316026300. Current year taxes have been prorated at closing and assumed by the Grantee.

3. All matters as shown on the Plan of record in Plat Book 57, Page 76, Register's Office for Davidson County, Tennessee.

4. Property modifications letter from Metropolitan Nashville Planning Department to combine parcels, of record in Instrument No. 20080916-0094616, said Register's Office.