Karen Johnson Davidson County
Batch# 1023171 DEEDWARRSP
07/06/2023 02 28 03 PM 2 pgs
Fees. $13 00 Taxes $8,510.00
20230706-0051733

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (DL) Title No · 63193
Dav Co File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Hope Investments, LLC P O Box 301 Brentwood, TN 37024	Hope Investments, LLC P O Box 301 Brentwood, TN 37024

TAX MAP PARCEL NUMBERS: 03400002400

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,300,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Horsepower, J.V., a Tennessee joint venture, a Tennessee General Partnership**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hope Investments, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**

Land in Davidson County, Tennessee, being Lot No 2 on the Plan of Partition Plat, RAC Land, LLC, of record in Inst No 20210204-0016379, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Horsepower, J. V, a Tennesse joint venture, a Tennessee General Partnership, by Special Warranty Deed from AFN ABSPROP002, LLC, a Delaware limited liability company dated June 9, 2023, and recorded June 20, 2023, of record in Inst No 20230620-0046460, Register's Office for Davidson County, Tennessee.

Description Reference Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to Taxes for 2023, and subsequent years, All matters shown on the Plan, with Owner's Certificate, of record in Inst. No 20210204-0016379, said Register's Office; Easement and right of way to the United States of America for use of the Tennessee Valley Authority by decree of record in Book 3281, page 39, said Register's Office.

This is improved property, known as 1425 Gallatin Pike North, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by or through the acts of Grantor while in title to the property

WITNESS THE EXECUTION HEREOF this 30th day of June, 2023.

Horsepower, J.V., a Tennessee joint venture, a Tennessee General Partnership

By: Michael D. Dunn

Michael D. Dunn, its Authorized Signatory

State of Tennessee

County of Davidson

On this 30th day of June, 2023, before me the undersigned authority, personally appeared Michael D Dunn, Authorized Signatory of Horsepower, J.V, a Tennessee joint venture, a Tennessee General Partnership, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed by signing the name of Grantor as Authorized Signatory of Horsepower, J V, a Tennessee joint venture, a Tennessee General Partnership.

MARGARET H TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,300,000 00.

Affiant

Sworn and subscribed before me this 30th day of June, 2023.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

My Commission Expires