Karen Johnson Davidson County
Batch# 1045001 DEEDWARRSP
08/31/2023 02:31:30 PM 6 pgs
Fees: $33.00 Taxes: $10,822.50
20230831-0068432

THIS INSTRUMENT PREPARED BY:
WILLIAM T. SMITH
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH, SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,925,000.00.

Affiant

Subscribed and sworn to before me, this 31 day of August, 2023.

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2024

Notary Public

My commission expires: 7-7-2023

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
2307 12th Avenue South Property, LLC Attn: Judith Bright 515 Church Street, Unit 4008 Nashville, TN 37219	Same	10513009700

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **MOLLIE BATTS HENRY AND DAVID GIBBS**

HENRY, TRUSTEES OF THE MOLLIE & DAVID HENRY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF MOLLIE BATTS HENRY AND DAVID GIBBS HENRY DATED MARCH 9, 2022 (collectively, the "Grantors"), have bargained and sold, and by these presents do sell, transfer, and convey unto **2307 12TH AVENUE SOUTH PROPERTY, LLC**, a Tennessee limited liability company (the "Grantee"), its successors, and its assigns, effective as of the 31st day of August, 2023 (the "Effective Date"), that certain tract or parcel of land lying and being in Davidson County, Tennessee, as described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This conveyance is made subject to the matters set forth on Exhibit B, attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

This is improved property known as 2307 12th Avenue South, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantee, its successors, and its assigns, forever; and Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantors further covenant and bind Grantors, their successors, their representatives, and their assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns against the lawful claims of all persons whomsoever arising by, through, or under Grantors, but not otherwise.

{Signature page to follow}

WITNESS our hands effective as of the Effective Date.

GRANTORS:

Mollie Batts Henry, Trustee of the Mollie & David Henry Living Trust, established by the Revocable Trust Agreement of Mollie Batts Henry and David Gibbs Henry dated March 9, 2022

David Gibbs Henry, Trustee of the Mollie & David Henry Living Trust, established by the Revocable Trust Agreement of Mollie Batts Henry and David Gibbs Henry dated March 9, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MOLLIE BATTS HENRY AND DAVID GIBBS HENRY, TRUSTEES OF THE MOLLIE & DAVID HENRY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF MOLLIE BATTS HENRY AND DAVID GIBBS HENRY DATED MARCH 9, 2022**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of August, 2023.

Notary Public

My Commission Expires:

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 8, 2025

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being the northerly 50.0 feet of the easterly part of Lot No. 10 on the Belmont Land Company's Plan of Lots Called "Belmont Heights" as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 12th Avenue, South, or the Granny White Pike, at a point 97.1 feet south of the southerly margin of Linden Avenue, said point being the corner of Lots Nos. 9 and 10; thence, with the line between said two lots, westwardly 150.0 feet to the easterly line of the property conveyed to H.C. Walters by deed from W.J. Williams and wife, of record in Book 545, page 141, Register's Office for Davidson County, Tennessee; thence with said Walters' easterly line, southwardly 50.0 feet to the northwest corner of the property conveyed to W.R. Winters and wife, by deed from Frank P. Rymarkwiez of record in Book 664, page 131, Register's Office for Davidson County, Tennessee; thence with said Winters' northerly line, eastwardly 150.0 feet to the westerly margin of 12th Avenue, South; thence with said Avenue, northwardly 50.0 feet to the beginning.

Being the same property conveyed to Mollie Batts Henry and/or David Gibbs Henry, Trustees of the Mollie & David Henry Living Trust, established by the Revocable Trust Agreement of Mollie Batts Henry and David Gibbs Henry dated March 9, 2022, by deed from Mollie Batts Henry and husband, David Gibbs Henry, of record as Instrument No. 20220325-0034718, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. All taxes and assessments required to be paid in the year 2023 and subsequent years, which have been assumed by Grantee.

2. Matters shown on the Plan of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Lisa Farris, 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 08-31-2023.

Date

Affiant Signature

08-31-2023
Date

State of TN

County of Davidson

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

Notary's Signature

My Commission Expires: 05/05/25
Date

Notary's Seal (if on paper)

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY