Karen Johnson Davidson County
Batch# 1060405 DEEDWARRSP
10/13/2023 11:43:30 AM 5 pgs
Fees: $28.00 Taxes: $6,105.00
20231013-0080337

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36895-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Strive Investment, Inc.	New Owner	11804021600 & 11804021000
1006 Arlington Road		
Hendersonville, TN 37075		

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Snydwood, GP, a Tennessee general partnership and William F. Ruff** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Strive Investment, Inc., a Tennessee corporation** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").
>
> Being all of the same property conveyed to Snydwood GP, a Tennessee general partnership, as to a 66.67% undivided interest, and William F. Ruff, as to a 33.33% undivided interest, by Special Warranty Deed dated July 16, 2021 from Catherine Randolph and Jack Paul Bergman, of record in Instrument No. 20210720-0097066, 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. Grantors covenant that they are lawfully seized in fee and possessed of the Real Estate; that they have 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 B attached hereto and incorporated herein by reference; and Grantors do hereby covenant with Grantee that title to the Real Estate Grantors will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise.

[Signatures appear on the following pages.]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 12th day of October, 2023.

Snydwood, GP, a Tennessee general partnership

By: _____
Name: William F. Snyder
Its: Partner

By: _____
Name: Kenneth J. Woodard
Its: Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William F. Snyder, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Snydwood, GP, a Tennessee general partnership, the within-named bargainor, and that he as such Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Partner.

WITNESS my hand, at office, this 12th day of October, 2023.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth J. Woodard, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Snydwood, GP, a Tennessee general partnership, the within-named bargainor, and that he as such Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Partner.

WITNESS my hand, at office, this 12th day of October, 2023.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

IN WITNESS WHEREOF, the Grantors have executed this instrument this 12th day of October, 2023.

William F. Ruff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William F. Ruff, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 12th day of October, 2023.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 $1,650,000.00.

Affiant

Subscribed and sworn to before me this 12 day of October, 2023.

Notary Public
My Commission Expires:

JIM R. ANDERTOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

EXHIBIT A
Legal Description

LAND in Davidson County, Tennessee, and described as follows:

Tract 1: Being Lots Nos. 120 & 121 on the Plan of Grandview Heights, of record in Plat Book 161, Pages 14 & 15, Register's Office for Davidson County, Tennessee. Lots Nos. 120 & 121 front together 100 feet on the westerly margin of Winford Avenue and extend back between parallel lines with the northerly margin of Longview Street, 150 feet to an alley.

Tract 2: Being Lot No. 53 on the Plan of Grandview Heights, of record in Plat Book 161, Pages 14 & 15, said Register's Office.

Included but Excluded is the property conveyed to the State of Tennessee by Warranty Deed, of record in Book 4402, Page 788, said Register's Office.

Tract 3: All of that portion of the Alley No. 1837 that was closed by the Council of the Metropolitan Government of Nashville and Davidson County, Tennessee, in Ordinance No. BL2002-1078 and as shown on the Plan of Grandview Heights, of record in Plat Book 161, Pages 14 & 15, said Register's Office, lying between the direct extensions westerly of the land described as Tract 1 and easterly of the land described as Tract 2 herein.

EXHIBIT B
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.

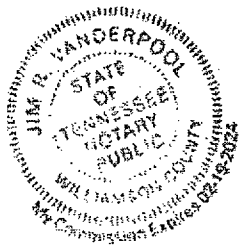
2. Taxes for the year 2024 and subsequent years, not yet due and payable. Map and Parcel 11804021600 & 11804021000. 2023 taxes have been prorated between the parties and paid as part of closing.

3. All matters shown on the plan of record in Plat Book 161, Pages 14 & 15, Register's Office for Davidson County, Tennessee.

4. Rights of ingress and egress as stated in the Deed to the State of Tennessee, of record in Book 4402, Page 788, said Register's Office.

I Lisa Allard, 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 October 12, 2023.

Lisa Allard, Affiant October 12, 2023



State of Tennessee **County of Williamson**
Sworn to and subscribed before me this October 12, 2023.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-19-2024