Karen Johnson Davidson County
Batch# 1090172 DEEDWARRSP
01/10/2024 11:34:30 AM 6 pgs
Fees: $33.00 Taxes: $6,290.00
20240110-0002131

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF January, 2024. Notary Public MY COMMISSION EXPIRES: 08-24-2024 (AFFIX SEAL)

LISA FARRIS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY MY COMMISSION EXPIRES AUGUST 24, 2024

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law 214 2nd Ave. N., Ste. 205, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neighborhood Holdings, LLC, a Tennessee limited liability company	SAME AS NEW OWNERS	91-13-0 313.00
(NAME) 2129 Belcourt Ave., 2nd Floor	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOSEPH F. DUNCAN, JR. d/b/a The Olive Branch Building

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NEIGHBORHOOD HOLDINGS, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS (THE "LAND"); TO-WIT:

See Attached Exhibit A

TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land;

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

This being improved property commonly known as 5906 Charlotte Pike, Nashville, Davidson County, Tennessee 37209.

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantee, their successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor does hereby bind itself and Grantor's successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors, but not otherwise.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signatures pages to follow]

Witness our hands this 9 day of January, 2024.

GRANTOR:

Joseph F. Duncan, Jr.

D/B/A THE OLIVE BRANCH BUILDING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JOSEPH F. DUNCAN, JR.**,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

**D/B/A THE OLIVE BRANCH BUILDING

Witness my hand, at office, this 9 day of Jan, 2024.

Melissa Maravilla
NOTARY PUBLIC

My Commission Expires:

My Commission Expires:
November 3, 2025

MELISSA MARAVILLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A – Legal Description

Land in Davidson County, Tennessee, being Lot Nos. 15 and 16, as shown on the map entitled the Plan of West Nashville Heights, of record in Book 332, page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOSEPH F. DUNCAN, JR, D/B/A THE OLIVE BRANCH BUILDING, by deed from DUNCAN FAMILY PROPERTIES, L.P., of record in Instrument No. 20030401-0042415, dated March 29, 2003, said Register's Office.

Exhibit B – Exceptions

THIS CONVEYANCE IS SUBJECT TO:

1. General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 091-13-0-313.00, a lien not yet due and payable.
2. Davidson County taxes for 2024, Map-Par. 091-13-0-313.00, a lien not yet due and payable.
3. Matters shown on the Plan of record in Book 332, page 127, said Register's Office.
4. Parties in possession under leases that are assigned to Grantee at closing.

Certificate of Authenticity

I, Lisa Farris, do hereby make oath that I am a licensed attorney and/or 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 01-09, 2024
Date

Lisa Farris
Affiant Signature

01-10-2024
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10 day of January, 2024

Danielle Dunn
Notary's Signature

My Commission Expires: May 5, 2025
Date

Notary Seal (if on paper)

