Karen Johnson Davidson County
Batch# 1147285 DEEDWARRSP
06/14/2024 10:51:30 AM 6 pgs
Fees: $33.00 Taxes: $1,295.00
20240614-0044672

FROM: Glenn A. Harris and Judith G. Harris

TO: Allstar Properties TN, GP, a Tennessee general partnership

Address New Owner as Follows:	Send Tax Bills To:	Map and Parcel No.:
Allstar Properties TN, GP P.O. Box 711 Madison, TN 37116 Attn: Kenneth C. Milhorn Attn: Shannon M. Day	Same	Map 43-14 Parcel 25

THIS INSTRUMENT PREPARED BY: Holland & Knight LLP, Alex J. Porter, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TN)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Shannon M. Day, Gen. Ptnr.
Affiant

Subscribed and sworn to before me, this the 13th day of June, 2024.

Lucinda C. Williams
NOTARY PUBLIC

LUCINDA C. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY

My Commission Expires: 10-4-27

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GLENN A. HARRIS** and **JUDITH G. HARRIS**, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **ALLSTAR PROPERTIES TN, GP**, a Tennessee general partnership, hereinafter called "GRANTEE", its successors and assigns, a certain parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A attached hereto and incorporated herein (the "Property").

Said Property is transferred subject to all items of recorded that affect the premises.

This is unimproved property generally located on the north side of Old Hickory Blvd. east of Lanier Drive, Davidson County, Tennessee 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, its successors and assigns, forever, and GRANTORS further covenant and bind themselves, their successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTORS, but not further or 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.

[Signature Page Follows]

IN WITNESS WHEREOF, this instrument has been executed this 13th day of June, 2024.

GRANTOR:

Glenn A. Harris

STATE OF TN)
COUNTY OF Davidson)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Glenn A. Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand, at office, this 13th day of June, 2024.

Notary Public

My Commission Expires: 10-4-27

LUCINDA C. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY

IN WITNESS WHEREOF, this instrument has been executed this 13th day of June, 2024.

GRANTOR:

Judith G. Harris

Judith G. Harris

STATE OF TN)
COUNTY OF Davidson)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Judith G. Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand, at office, this 13th day of June, 2024.

Lucinda C. Williams

Notary Public

My Commission Expires: 10-4-27

LUCINDA C. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY

#503878302_v1

Exhibit A

PROPERTY DESCRIPTION

0 OLD HICKORY BOULEVARD
MADISON, TENNESSEE 37115

PARCEL ID: 043-14-0-025.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF OLD HICKORY BOULEVARD, BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO ALLSTAR PROPERTIES IN INSTRUMENT NO. 20210419-0051778, R.O.D.C., THIS ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE WITH MARGIN N 86°01'33" W, 251.70 FEET TO AN IRON ROD OLD;

THENCE LEAVING MARGIN N 02°33'58" E, 181.92 FEET TO AN IRON ROD OLD IN A FENCE IN THE SOUTH MARGIN OF STATE ROUTE 45;

THENCE ALONG SAID FENCE S 83°58'19" E, 263.28 FEET TO A POINT;

THENCE LEAVING SAID FENCE S 06°16'44" W, 172.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.04 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GLENN A. HARRIS AND JUDITH G. HARRIS BY DEED FROM HARRIS AND HARRIS, A PARTNERSHIP COMPOSED OF GLENN A. HARRIS AND FRANK HARRIS OF RECORD IN BOOK 11702, PAGE 526, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Kerry Henson, 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 June 13, 2024 (date of document).

Kerry Henson
Affiant Signature

6/14/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of June, 2024.

Linda J. Boggess
Notary's Signature

MY COMMISSION EXPIRES: 2-3-2026

NOTARY'S SEAL

