Karen Johnson Davidson County
Batch# 1149625 DEEDWARRSP
06/21/2024 09:26:30 AM 6 pgs
Fees: $33.00 Taxes: $11,840.00
20240621-0046628

This Instrument Was Prepared By:
Ross W. Bomholt
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer or value of the property transferred (whichever is greater) is $3,200,000.00.

Michael Lynn Hodges, Affiant

Subscribed and sworn to before me this 17 day of June, 2024.

Notary Public
My Commission Expires: 9.27.26

MICHELLE ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires Sep. 27, 2026

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	TAX INFORMATION
Walnut Falls, LLC 6120 Elizabethan Drive Nashville, TN 37205	Same	11504008800

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Michael Lynn Hodges**, an individual (the "**Grantor**"), does hereby bargain, sell, and convey unto **Walnut Falls, LLC**, a Tennessee limited liability company (the "**Grantee**"), all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto (the "**Property**").

The Property is not the primary or marital residence of Grantor or Grantor's spouse.

The Property is improved property known as 6120 Elizabethan Dr., Nashville, Tennessee 37205.

This conveyance is being made subject to (i) taxes for the year 2024 and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements, if any; and (iii) all matters of public record, including but not limited to the matters identified in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above or as otherwise set forth herein, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is free from all encumbrances made by Grantor. Grantor further covenants and binds itself to warrant and forever defend the title to the Property to Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but not otherwise.

[Signature page follows; the remainder of this page intentionally left blank]

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 17th day of June, 2024.

Michael Lynn Hodges

STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson)

Before me, Michelle Adams the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **Michael Lynn Hodges**, 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 himself to be the within named bargainor, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 17 day of June, 2024.

Notary Public

My Commission Expires: 9.27.26

MICHELLE ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires Sep. 27, 2026

EXHIBIT A
LEGAL DESCRIPTION

Being Lot No. 151 on the Plan of Hillwood Estates, Section 8, of record in Plat Book 2133, page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 151 fronts 200 feet on the southwesterly side of Elizabethan Drive and extends back 354.4 feet on the northwesterly line and 355 feet on the southeasterly line to a dead line, measuring 186.7 feet thereon.

Being the same property conveyed to Michael Lynn Hodges by quitclaim deed from Casey W. Riggs as Trustee of the Shine Trust, dated October 25, 2012, dated June 20, 2024 and of record in Instrument No. 20240620-0046307 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B
EXCEPTIONS

1. A Deed of Trust by Casey W. Riggs, Trustee of the Shine Trust dated October 25, 2012, trustor, to Rubin Lublin, LLC., trustee, for the benefit of UBS Bank USA, beneficiary, to secure a note in the original amount of $2,350,000.00 secured thereby, dated July 10, 2020, and recorded on July 17, 2020, of record as Instrument Number 20200717-0078885, Register's Office for Davidson County, Tennessee.

2. All matters appearing on plan of Hillwood Estates of record in Book 2133 Page 123, Register's Office for Davidson County, Tennessee.

3. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

Tennessee Certification of Electronic Document

I, Ross Bomholt, 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 17, 2024 (date of document).

Affiant Signature

June 19, 2024

Date

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this 19th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

NOTARY'S SEAL

ALLY HICKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026