Karen Johnson Davidson County
Batch# 1152802 DEEDWARRSP
06/28/2024 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20240628-0048981

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/11/26
(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/11/2026
DAVIDSON COUNTY

JM-D-24-2081

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
DREAMINC.	NEW OWNER	
(NAME)	(NAME)	119-06-0-272.00
1111 12th Ave S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **OPERATION STAND DOWN TENNESSEE, A TENNESSEE CORPORATION**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DREAMINC., A TENNESSEE CORPORATION**, hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in **DAVIDSON**COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section One, Rosewood Estates of record in Plat Book 4955, Page 29, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 22 fronts 37.50 feet on the southwesterly margin of Glenrose Court, and extends back 169.96 feet on the northerly line and 111.33 feet on the southeasterly line to a dead line in the rear, measuring 149.94 feet thereon.

Being a portion of the same property conveyed to Operation Stand Down, Inc. by Quitclaim Deed from Base Camp, Inc. of record in Instrument No. 20000925-0094814, in the Register's Office for Davidson County, Tennessee, dated September 25, 2000 and recorded on September 25, 2000. Operation Stand Down, Inc. is also known as Operation Stand Down Tennessee.

This conveyance is subject to:
- Taxes for the year 2024.
- Subject to all matters shown on the Plan of record in Plat Book 4955, Page 29, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 5110, Page 595, as amended in Book 5176, Page 649 and Book 5624, Page 398, in the Register's Office for Davidson County, Tennessee.
- Easement to Qwest Communications International, Inc. of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **208 Glenrose Court, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

Witness my/our hand(s) this the 28 DAY OF JUNE, 2024.

Operation Stand Down Tennessee, a Tennessee Corporation

BY: Eden Murrie
Eden Murrie
Chief Executive Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared EDEN MURRIE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CHIEF EXECUTIVE OFFICER of OPERATION STAND DOWN TENNESSEE, A TENNESSEE CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CHIEF EXECUTIVE OFFICER.

Witness my hand and official seal, this the 28 of June, 2024.

Notary Public

My Commission Expires: _____

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

I, Laura Mitchell, 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 6/28/24 (date of document).

Affiant Signature

Date 6/28/24

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th day of June, 2024.

Notary's Signature

My Commission Expires: _____

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON