Karen Johnson Davidson County
Batch# 1209205 DEEDWARRSP
12/02/2024 01:01:30 PM 4 pgs
Fees: $23.00 Taxes: $5,827.50
20241202-0093450

FROM: **2122 Buena Vista, LLC**, a Tennessee limited liability company
TO: **Nelson Community Partners, LLC**, a Tennessee limited liability company

| Address New Owner as follows: | Send Tax Bills to: | Tax ID No.: **070-13-0-068.00** |
|---|---|---|
| Nelson Community Partners, LLC<br>100 Fatherland Street, Suite 201<br>Nashville, TN 37206 | **Nelson Community Partners, LLC**<br>**100 Fatherland Street, Suite 201**<br>**Nashville, TN 37206** | |

THIS INSTRUMENT PREPARED BY: Justine M. Moreau, Esq. 5035 Smith Farm Lane, Spring Hill, TN 37174

STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is ONE MILLION FIVE **HUNDRED SE**VENTY FIVE THOUSAND and 00/100 Dollars ($1,575,000.00).

Tyler H. Cauble, Member
Affiant

HEATHER DAWN O'SALE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

**Sub**scribed and sworn to before me, this the 24th day of November, 2024.

Heather O'Sale
Notary Public

**My Comm. Ex**pires: 1-4-2027

SPECIAL WARRANTY DEED

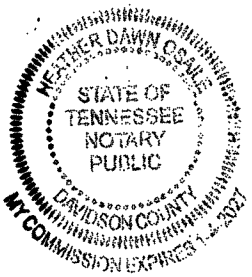
FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **2122 BUENA VISTA, LLC**, a Tennessee limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **NELSON COMMUNITY PARTNERS, LLC**, a Tennessee limited liability company "GRANTEE", a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

See Attached Exhibit A

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 GRANTOR further covenants and binds itself, its 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 GRANTOR, 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, Grantor has caused this Special Warranty Deed to be executed this 24th day of November 2024.




GRANTOR:

2122 BUENA VISTA, LLC

By: _____
Name: Tyler Cauble
Its: Member

STATE OF TENNESSEE )

COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Tyler H. Cauble the Member of 2122 BUENA VISTA, LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself, on behalf of the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of said grantor, and who swore to the statements made above and subscribed to his name above.

Witness my hand and seal, this the 24th day of November, 2024

Heather O'Scale
NOTARY PUBLIC

My Commission Expires: 1-4-2027

## EXHIBIT A

A tract of land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a brick pier in the ground near the center of the county road, now known as Hamilton County Road, said pier being the northwest corner of Romans Cash and C.D. Mandwaring's lot; running thence north 32 degrees East 185 feet to a brick pier in said road; thence at right angles, South 58 degrees East 415 feet to a brick pier in the ground in the center of an intended street 80 feet wide; thence at right angles, south 32 degrees west, with said street, 185 feet to a brick pier, NBA Disciples Housing of Nashville, TN, Inc. northeast corner; thence north 58 degrees west, 415 feet to the beginning, containing 1.762 acres, more or less.

INCLUDED WITHIN THE. ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is a portion of the property previously conveyed to Metropolitan Government of Nashville and Davidson County described as follows:

RIGHT-OF-WAY: Beginning at a point in the existing southern right-of-way margin of Buena Vista Pike, said point being the northwestern corner of the aforementioned Richard M. Davenport, Tr. property; thence leaving said existing southern right-of-way margin with the northerly boundary of said Davenport property S53'02'56"E, 19.16 feet to a point; thence leaving said northern boundary with a new line S36'50'49"W, 185.00 feet, to a point on the southern boundary of said Davenport property; thence with said southern boundary N53'02'56"W, 20.05 feet to a point on the aforementioned existing southern right-of-way of Buena Vista Pike; thence with said existing southern right-of-way N37'07'28.1"E, 185.01 feet, more or less, to the point of beginning, containing 3,627 square feet or 0.083 acres, more or less.

Being the same property conveyed to 2122 Buena Vista, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 20211206-0161338, Register's Office of Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, Will Rogers, 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 November 24, 2024 (date of document).

Affiant Signature

November 24, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24th day of November, 20 24.

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25