3

NEW OWNER:

MHHD, LLC
3855 STATE ROUTE 45 NORTH
MAYFIELD, KY 42066-9118

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
24-1625

Karen Johnson
Batch # 1218817
12/26/2024 08 19 52 AM
Fees $18 00 Taxes $3,145 00

Davidson County
DEEDWARRSP
3 pgs

20241226-0099324

Map/Parcel ID No. 15500004900

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, **FIRST FREEDOM BANK, a Tennessee banking corporation** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MHHD, LLC, a Kentucky limited liability company,** ("Grantee") its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit.

LAND in the 9th (formerly the 14th) Civil District of Davidson County, Tennessee, described according to a survey by S H Hutchinson, Surveyor, dated January 25, 1960, as follows·

Beginning at a Hickory tree with a Tan Oak pointer, same being the north west corner of R.B Smith's land, in W.H. Anderson's south line, thence with south line of the Anderson and Harvell lands North 87° West 76.90 poles to a stake formerly a Beech, thence with east line of H. T Claxton South 3° 30' West 13 poles, more or less, to center of the Lewis Road, same being northwest corner of F. C. Tidwell's 11/16 acres lot; thence with center of Lewis Road and north westerly line of said lot North 34° East 4 66 poles; thence leaving said road going South 54° East passing south easterly corner of said 11/16 acre lot at about 10.18 poles, in all 13 10 poles to a stake with Black Locus & Sassafras pointers; thence South 36° West 23 80 poles to a stake at the south east corner of J L Roberts 1 acre lot, Sassafras & Black Locus pointers; thence with east line of J M Roberts land South 2° West 17 50 poles, more or less, to a stake formerly 3 Beech pointers the corner of R. B. Smith land; thence with R. B. Smith's north line South 87° East 76.90 poles to a stake with a large Tan Oak pointer; thence with R B. Smith's west line North 2° East 52 poles to a point of beginning containing 23.90 acres, being the same more or less.

Being the same property conveyed to **FIRST FREEDOM BANK**, from Byron M. Gill, Substitute Trustee, by Substitute Trustee's Deed dated June 21, 2024, and made of record in Instrument No 20240625-0047356, in the Register's Office of Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY known as 8455 Lewis Road, Nashville, TN 37221.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants and binds itself and their successors to warrant specially and forever defend the title to the said real estate to GRANTEE, their successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor, BUT NOT FURTHER OR OTHERWISE.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year have been prorated and paid by Grantor herein.

IN WITNESS WHEREOF, the undersigned have executed or caused this instrument to be executed by their duly authorized representative, this the 19th day of December, 2024.

FIRST FREEDOM BANK

JOHN BRADSHAW, President

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JOHN BRADSHAW**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **President** of **FIRST FREEDOM BANK**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 19th day of December, 2024.

NOTARY PUBLIC

My commission expires: 1/5/2025

TINA DYER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$ 850,000.00** .

AFFIANT

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

NOTARY PUBLIC

My commission expires: 1/5/2025

TINA DYER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY