Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
[illegible]

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241249469

Karen Johnson Davidson County
Batch # 1227850 **DEEDWARR**
01/17/2025 09 43 48 AM 2 pgs
Fees $13 00 Taxes $24,050 00
20250117-0003905

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $6,500,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of January, 2025.

Notary Public
My Commission Expires.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Deerwood Partners Nominee Trust 3605 Woodlawn Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 117 01 0 143.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Southern Holdings LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deerwood Partners Nominee Trust** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of the GLASGOW HOME PLACE, of record in Book 3500, Page 112, Register's Office for said County.

Said Lot No. 4 fronts 172 feet on the southerly side of Woodlawn Avenue and extends back 417.7 feet on the easterly line and 425 feet on the westerly line, which is a broken line, to a dead line in the rear measuring 200 feet thereon.

Being part of the same property conveyed to Southern Holdings LLC, a Tennessee limited liability company, its successors and assigns, by Warranty Deed from Clyde L. Brown, of record in Instrument No. 20220729-0086579, in the Register's Office of Davidson County, Tennessee, dated July 28, 2022, and recorded on July 29, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLASGOW HOME PLACE, as recorded in Plat Book 3500, Page(s) 112 Surveyor's Certificate of Correction at Book 3809, Page 907.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20241202-0093340.

Easement recorded in Book 3765, Page 465.

Easement recorded in Book 3810, Page 727.

Easement recorded in Book 3810, Page 732.

Easement recorded in Book 3810, Page 737.

This is improved property located at 3605 Woodlawn Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of January, 2025.

Southern Holdings LLC.

By: _____
Nathan Lyons, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Nathan Lyons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of Southern Holdings LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 16th day of January 2025.

_____
Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026