ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO·
DD Group, LLC **931 Warren Street** **Nashville, TN 37208**	**042-01-0-049**	**Same as New Owner**

This instrument prepared by Morgan & Akins, PLLC
10 Burton Hills Blvd , Suite 210, Nashville, Tennessee 3721'

Karen Johnson
Batch # 1232579
01/31/2025 10 30 22 AM
Fees $23 00 Taxes $3,459 50

Davidson County
DEEDWARRSP
4 pgs

20250131-0007459

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **MORGAN INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), by these presents hereby sells and assigns to **DD GROUP LLC,** a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in DAVIDSON County, Tennessee, described in **Exhibit "A"** attached hereto and made a part hereof This conveyance, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on **Exhibit "B"**, which is attached hereto and incorporated herein by this reference

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, but subject to the limitations herein

Grantor covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor from the date said property was conveyed to Grantor, but not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $935,0000 00

Affiant

Subscribed and sworn to before me this 31 day of Jan, 2025

Notary Public
My Commission Expires

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

[SIGNATURE PAGES FOLLOWING]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 30th day of January, 2025.

MORGAN INVESTMENTS, LLC,
a Tennessee limited liability company

BY. Denissa Morgan
Denissa Morgan
Its: member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Denissa Morgan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Member of **MORGAN INVESTMENTS, LLC,** a Tennessee limited liability company, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in their above-stated capacity.

Witness my hand, at office, this 31 day of January, 2025

Notary Public
My Commission Expires

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Exhibit A

Land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, being part of Lot No 2 on the Map of the lands of K J Morris, as of record in Book 57, Page 49, Register's Office for said County, described according to a survey made by George W Watkins, Surveyor, February 10, 1950, as follows·

Beginning at a point in the center of Dickerson Pike at the intersection of the center line of said Dickerson Pike and the center Line of Hunter's Lane; thence with the center of said Hunter's Lane North 86 degrees 15 minutes West 210 feet to a railroad spike; thence South 20 degrees West 210 feet to an iron pin, thence South 86 degrees 15 minutes East 210 feet to a point in the center of said Dickerson Pike, thence with the center of said Dickerson Pike North 20 degrees East 210 feet to the beginning, containing 1 acre, more or less.

Included in the foregoing but expressly excluded from this conveyance is a right-of-way conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 8738, Page 398, Register's Office for Davidson County, Tennessee

Being the same property conveyed to MORGAN INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JEAN SPAIN, of record in Instrument No 20151113-0115349, dated November 12, 2015, said Register's Office

This is improved property located at 3998 Dickerson Pike in City of Nashville, County of Davidson, State of Tennessee

EXHIBIT B

This Conveyance is subject to the matters set forth below, 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 and all matters that would be shown on an accurate survey of the land and property.

- Rights or claims of tenants under recorded/unrecorded leases
- Easements, liens or encumbrances or claims thereof, not shown by the Public Records
- No warranty is provided as to the amount of acreage or square footage of the land or any improvement thereon
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq
- The property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the property
- No warranty is provided as to minerals and similar substances, water rights, oil, gas, and similar substances unless specifically set forth herein or above.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- Matters shown on the Plan of record in Book 57, page 49, said Register's Office
- Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the property or that may be asserted by persons in possession of the property.