2nd

| ADDRESS NEW OWNER: | MAP/PARCEL | SEND TAX BILLS TO: |
|---|---|---|
| c/o Southern Land Company<br>3390 Hillsboro Pike, Suite 400<br>Nashville, TN 37215<br><br>Karen Johnson Davidson County<br>Batch# 1241991 DEEDWARRSP<br>02/27/2025 02:38:30 PM 6 pgs<br>Fees: $33.00 Taxes: $13,875.00<br>20250227-0014820 | 072-13-4B-103.00-CO<br>072-13-4B-104.00-CO<br>072-13-4B-105.00-CO<br>072-13-4B-106.00-CO<br>072-13-4B-201.00-CO<br>072-13-4B-202.00-CO<br>072-13-4B-203.00-CO<br>072-13-4B-204.00-CO<br>072-13-4B-205.00-CO<br>072-13-4B-206.00-CO<br>072-13-4B-207.00-CO<br>072-13-4B-208.00-CO<br>072-13-4B-301.00-CO<br>072-13-4B-302.00-CO<br>072-13-4B-303.00-CO<br>072-13-4B-304.00-CO<br>072-13-4B-305.00-CO<br>072-13-4B-306.00-CO<br>072-13-4B-307.00-CO<br>072-13-4B-308.00-CO | Same as New Owner |
| This instrument prepared by and when recorded return to: Bradley Arant Boult Cummings LLP<br>1221 Broadway, Suite 2400, Nashville, Tennessee 37203 Attn: McCall Matlock | | |

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED**, made and entered into as of the 24th day of February, 2025 by and between **DAVID SHEARON**, an individual resident ("***Grantor***") and **EAST NASHVILLE OWNER, LLC**, a Delaware limited liability company ("***Grantee***").

**WITNESSETH**

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, its successors and assigns, all of its interest in and to that certain real property in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances identified on Exhibit B which is attached hereto and incorporated herein by this reference (the "***Permitted Encumbrances***").

This is improved property located at 968 Strouse Avenue, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $3,750,000.00.

Affiant

Subscribed and sworn to before me this 26 day of February, 2025.

Notary Public
My Commission Expires: 11/8/2

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**TO HAVE AND TO HOLD** the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

(Signature on following page)

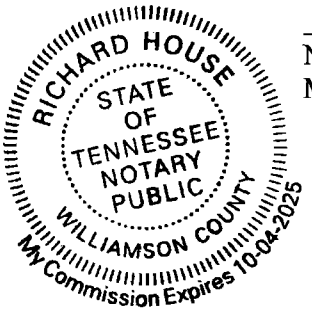
**WITNESS** the execution of this instrument by Grantor as of the day and year first above written.

By: _____
David Shearon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, RICHARD HOUSE, the undersigned, a Notary Public in and for said County and State, the within named DAVID SHEARON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 22 day of February, 2025.




_____
Notary Public
My commission expires: 10/4/2025

**EXHIBIT A**
**LEGAL DESCRIPTION**

Tract 1

Land in Davidson County, Tennessee, being Lot No. 194, as shown on the map entitled the Plan of Trevecca Subdivision of Renraw, of record in Book 421, pages 72 and 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 193, as shown on the map entitled the Plan of Trevecca Subdivision of Renraw, of record in Book 421, pages 72 and 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to David Shearon by Special Warranty Deed from Billie Loftis, Executrix of The Estate of Nelson Holt and Mary Holt, spouse of Nelson Holt, of record in Instrument No. 20221212-0129058 Register's Office for Davidson County, Tennessee, dated November 14, 2022 and recorded on December 12, 2022.

**EXHIBIT B**

## PERMITTED ENCUMBRANCES

1. Real estate taxes and assessments for the year 2025 and subsequent years, a lien not yet due and payable.

2. Boundary lines shown on the Plan of record in Plat Book 421, Page 72 and 73, Register's Office for Davidson County, Tennessee.

3. The following matters disclosed on the ALTA/NSPS Land Title Survey Job No: 23088-5 prepared by Michael H. Charette, TN RLS No. 2048 of Cherry Land Surveying, Inc., dated 9-18-2024:

    a. Utility and drainage lines, with meters, valves, poles and other appurtenances without the benefit of recorded easements.

# Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 02/22/2025 (date of document).

J Spruill

Affiant Signature

02/27/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of February, 2025.

Mandy Catalanotto

Notary's Signature

My Commission Expires: 11/8/27

