Karen Johnson Davidson County
Batch# 1271614 DEEDWARRSP
05/09/2025 04:09:30 PM 6 pgs
Fees: $33.00 Taxes: $4,810.00
20250509-0036823

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Spirit Services Group, LLC	Spirit Services Group, LLC	
c/o Edgar Pendley, Chief Mgr. 1903 Sam Houston Ct. Franklin, TN 37069	c/o Edgar Pendley, Chief Mgr. 1903 Sam Houston Ct. Franklin, TN 37069	Map & Parcel No. 093-12-127

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **HARVEST HANDS COMMUNITY DEVELOPMENT CORPORATION**, a Tennessee nonprofit corporation (the "Grantor") has bargained and sold, and hereby transfers and conveys, to **SPIRIT SERVICES GROUP, LLC**, a Tennessee limited liability company (the "Grantee"), certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as Lot #1 on the Final Plat of Harvest Hands Subdivision, 151 Old Hermitage Avenue, Nashville, Tennessee.

Said property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

Dated as of this 6 day of May, 2025.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date set forth above

HARVEST HANDS COMMUNITY DEVELOPMENT CORPORATION,
a Tennessee nonprofit corporation

By: _____
Name: Brian Hicks
Title: Executive Director

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Brian Hicks, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executive Director of Harvest Hands Community Development Corporation, a Tennessee nonprofit corporation, and is authorized by the nonprofit corporation to execute this instrument on behalf of the nonprofit corporation.

WITNESS my hand, at office, this 6 day of May, 2025.

_____
Notary Public

My Commission Expires:
11-8-2028

ROSE AMBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[Signature Page to Special Warranty Deed]

STATE OF Tennessee)

COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,300,000.00.

Affiant

Sworn to and subscribed before me this 9 day of May, 2025.

Notary Public

My Commission Expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Exhibit A

Land in the County of Davidson, State of Tennessee, and is described as follows:

Lot #1 on the Final Plat of Harvest Hands Subdivision, recorded March 3, 2025 as Instrument #20250303-0015319, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harvest Hands Community Development Corporation, from William Robert Jordan by Warranty Deed dated August 17, 2015 and recorded August 19, 2015 in Instrument #20150819-0083574, said Register's Office.

Being a portion of the same property conveyed to Harvest Hands Community Development Corporation from Charles Hardcastle by Warranty Deed dated August 14, 2015 and recorded August 31, 2015 in Instrument #20150831-0087749, said Register's Office.

(Parcel 093-12-127)

Exhibit B

1. Taxes and assessments for the year 2025, and subsequent years, not yet due and payable.

2. All matters appearing on the Final Plat of Harvest Hands Subdivision, recorded March 3, 2025 as Instrument #20250303-0015319, in the Register's Office for Davidson County, Tennessee.

3. Terms and provisions of that certain unrecorded Sign Location Lease by and between The Lamar Companies, as Lessee, and William R. Jordan, as Lessor, dated April 13, 2015, as assigned by that Assignment of Sign Location Lease of even date herewith from Harvest Hands Community Development Corporation, as successor-in-interest to William R. Jordan, to Spirit Services Group, LLC, c/o Edgar Pendley, Chief Manager.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 May 9, 25 (date of document).

Jennifer Pennell

May 9, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this May 9, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028