Karen Johnson Davidson County
Batch# 1273967 DEEDWARRSP
05/16/2025 07:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20250516-0038517

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Michael Kelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stephanie Troutt, First Integrity Title Company, 501 S. Cherry Street, Suite 700, Glendale, CO 80246

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Nash Homes LLC 5600 Glenalden Drive Smyrna, TN 37167	Nash Homes LLC 5600 Glenalden Drive Smyrna, TN 37167	086 03 0 069.00

For and in consideration of the sum of Two Hundred Ninety-Nine Thousand And No/100 Dollars ($299,000.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Hudson SFR TRS Property Holdings III LLC, a Delaware limited liability company, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto Nash Homes LLC, a Tennessee limited liability company, hereinafter called Grantee, their successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 65, on the Plan of Ridgemere, of record in Plat Book 6250, Pages 937, 938 and 939, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Hudson SFR TRS Property Holdings III LLC, a Delaware limited liability company by Hudson SFR Property Holdings II LLC, a Delaware limited liability company in an instrument dated April 1st, 2025 and recorded April 3rd, 2025 in the Registers Office of Davidson County, at Instrument #20250403-0025368.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved improved X 545 Old Lebanon Dirt Rd, Hermitage, TN 37076

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 14th day of May, 2025.

Hudson SFR TRS Property Holdings III LLC, a Delaware limited liability company

BY: _____

Name: Heather Hawkins
As: Authorized Signatory

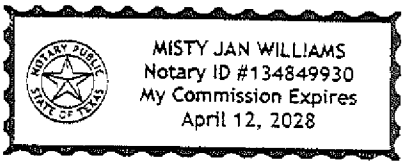
STATE OF TEXAS

COUNTY OF DALLAS

The foregoing instrument was acknowledged before me this 14th day of May, 2025, by Heather Hawkins as Authorized Signatory for Hudson SFR TRS Property Holdings III LLC, a Delaware limited liability company

_____
Notary Public Misty Jan Williams

Witness my hand and official seal.
My Commission Expires: 4/12/28



Certification of Recorded Documents

I, Karen Suggs, 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 15, 2025.

(AFFIANT) – Karen Suggs

05/15/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 15th day of May, 2025.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY