Karen Johnson Davidson County
Batch# 1313500 DEEDWARRSP
08/21/2025 02:58:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250821-0067153

Prepared By:	**Mail Tax Statements To:**
Plunk Smith, PLLC Adam D. Plunk (TX Bar No. 24056147) 2801 Network Blvd., Suite 300 Frisco, Texas 75034	VHG 4031 Nolensville, LLC, a Texas limited liability company 8630 E. R L Thornton Freeway Dallas, Texas 75228

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVIDSON §

That **VHG BUS TERMINALS HOLDING, LLC**, a Texas limited liability company ("Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other valuable consideration paid to Grantor by **VHG 4031 NOLENSVILLE, LLC**, a Texas limited liability company ("Grantee"), whose address is 8630 East R L Thornton Freeway, Dallas, Texas 75228, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, all of the real property situated in Davidson County, Tennessee and described in the attached **Exhibit A**, which includes that one (1) certain lot, tract, and parcel of real property as described therein, together with all improvements attached thereto (collectively, the "Property"), subject to: (i) all easements, restrictions, covenants, agreements, liens, encumbrances and all other matters of record and remaining in effect; (ii) all rights of parties in possession; (iii) all visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or use; and (iv) any discrepancies, conflicts or shortages in area or boundary lines, any encroachments, or any overlapping of improvements.

TO HAVE AND TO HOLD the Property, subject to those matters described above, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and Grantee's heirs, executors, administrators and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee and Grantee's heirs, executors, administrators and assigns, against every person whomsoever lawfully claiming or to claim the Property or any part thereof, by, through or under Grantor, but not otherwise.

Grantee hereby expressly assumes and agrees to pay any and all standby fees and taxes for the year 2025 and subsequent years, and subsequent assessments for prior years due to changes in land usage or ownership.

This Special Warranty Deed may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

EXECUTED as of this 21 day of August, 2025.

GRANTOR:

VHG BUS TERMINALS HOLDING, LLC,
a Texas limited liability company

By: _____
JUAN VAZQUEZ, Manager

STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on this 21 day of August, 2025, by JUAN VAZQUEZ, as the Manager of VHG BUS TERMINALS HOLDING, LLC, a Texas limited liability company, Grantor.

ALEJANDRA VAZQUEZ MIRANDA
Notary Public, State of Texas
Comm. Expires 10-11-2028
Notary ID 129162476

_____
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Plunk Smith, PLLC
Attn: Adam D. Plunk
2801 Network Blvd
Suite 300
Frisco, Texas 75034

EXHIBIT A

Legal Description

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

Being Lot 1, Section 2 WELSHWOOD PARK of record in Book 4060, Page 115, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Vazquez Holdings Group, L.P., a Texas limited partnership, by General Warranty Deed from Vazquez Holdings, LLC, a Texas limited liability company, of record in Instrument No. 202105180067205, in the Register's Office of Davidson County.

Tax Identification No. 133 15 0 115.00.

Property Address: 4031 Nolensville Pike, Nashville TN 37211

Same legal description as prior deed of record, no survey having been prepared at the time of this conveyance.

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT A HERETO. THIS SPECIAL WARRANTY DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATIO

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. All matters shown on plat(s) of record in Plat Book 3842, Page 182, Plat Book 4060, Page 115, Plat Book 4300, Page 6 and Plat Book 4715, Page 55, in the Register's Office of Davidson County, Tennessee.

3. Clearance Permit from A.P. Mays ET AL to Southern Bell Telephone and Telegraph Company, of record in Book 1298, Page 488, in the Register's Office of Davidson County, Tennessee.

4. All Matters contained in Deed of recorded in Instrument No. 202105180067205, in the Register's Office of Davidson County, Tennessee.

5. Rights of parties in possession not shown by the Public Records.

Oath of Consideration

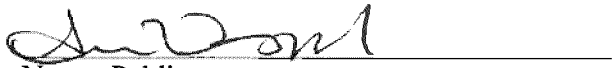
I or we, Ivan Vazquez, the Affiant, hereby swear or affirm that to the best of my/our knowledge, information and belief that the actual consideration for this transfer or the value of the property transferred, whichever is great, is fifty dollars ($50.00) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 21 day of August 2025.

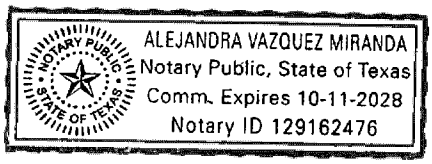
Signature of Affiant:



Sworn and subscribed before me this 21 day of August 2025.



Notary Public



Tennessee Certification of Electronic Document

I, Jeff Porter, 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 08-21-2025 (date of document).

Affiant's Signature

08-21-2025

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 21st day of August, 2025.

Notary's Signature

LORI BRAWLEY
Notary Public, State of Texas
Comm. Expires 05-12-2027
Notary ID 128616970

MY COMMISSION EXPIRES: 06-12-2027

NOTARY'S SEAL