Karen Johnson Davidson County
Batch# 1320607 DEEDWARRSP
09/09/2025 02:54:30 PM 7 pgs
Fees: $38.00 Taxes: $4,810.00
20250909-0072159

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Schulman, LeRoy & Bennett, P.C.
3310 West End Avenue, Suite 460
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is **$1,300,000.00**.

Affiant

Subscribed and sworn to before me, this the 4 day of September, 2025.

Notary Public

My Commission Expires: 5-3-2027

ASHLEY NORTON GOLD
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
HMC Civil Rights Law, PLLC **302 Peachtree Street** **Nashville, TN 37210**	Map 119 Group 1 Parcel 454	New Owner

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, **Peachtree Properties, LLC** ("**Grantor**"), has on this day bargained and sold, and by these presents does hereby transfer and convey unto **HMC Civil Rights Law, PLLC, a Tennessee limited liability company** ("**Grantee**"), and its successors and assigns, forever, the real estate located in Davidson County, State of Tennessee ("**Property**"), more particularly described on **Exhibit A** attached hereto and incorporated herein. This is improved property located and known as **302 Peachtree Street, Nashville, Tennessee 372100**.

This conveyance is made subject to those limitations, restrictions and/or encumbrances listed on **Exhibit B** attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging unto the Grantee, its successors and assigns, in fee simple, forever.

GRANTORS COVENANT with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as otherwise set forth herein.

GRANTOR FURTHER COVENANTS with Grantee and bind Grantor and Grantor's, successors, representatives and assigns, to warrant specially and forever defend the title thereto of said tract or parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming through or under Grantor (other than claims arising out of the matters set forth on **Exhibit B**), but not further or otherwise.

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and effective as of the 9th day of September, 2025.

GRANTOR:
Peachtree Properties, LLC

By: Timothy F. Depriest
Its: Member

State of Tennessee)

County of Davidson)

Before me, the undersigned, a Notary Public of the State and county mentioned, personally appeared Timothy F. Depriest, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Peachtree Properties, LLC, the within named bargainor, and that he as such Member executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as a Member.

Witness my hand, at office, this 9 day of September, 2025.

ASHLEY NORTON GOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 5-3-2027

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

Peachtree Properties, LLC

By: Joel L. Williamson
Its: Member

State of Tennessee)

County of Davidson)

Before me, the undersigned, a Notary Public of the State and county mentioned, personally appeared Joel L. Williamson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Peachtree Properties, LLC, the within named bargainor, and that he as such Member executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as a Member.

Witness my hand, at office, this 9 day of September, 2025.

ASHLEY NORTON GOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 5-3-2027

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

Peachtree Properties, LLC

By: Daniel J. Griesmer
Its: Member

State of Tennessee)

County of Davidson)

Before me, the undersigned, a Notary Public of the State and county mentioned, personally appeared Daniel J. Griesmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Peachtree Properties, LLC, the within named bargainor, and that he as such Member executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as a Member.

Witness my hand, at office, this 9 day of September, 2025

Notary Public

My Commission Expires: 5-3-2027

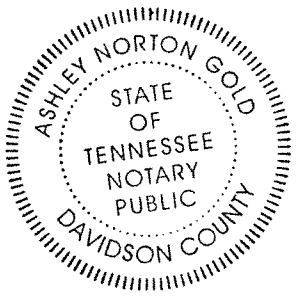


EXHIBIT A TO SPECIAL WARRANTY DEED
DESCRIPTION OF PROPERTY

The land is described as follows:

Land in Davidson County, Tennessee, being Lot 12, as shown on the map entitled Overhill City and W. H. Fox Subdivision of Blocks No. 14-15-16-20-21-29 and 30, Cumberland Nurseries, of record in Plat Book 332, page 21, 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 PEACHTREE PROPERTIES, LLC, by deed from MICHAEL J. SMITH AND WIFE, DOROTHY G. SMITH, of record in Instrument No. 20050630-0075473, dated June 29, 2005, said Register's Office.

EXHIBIT B TO SPECIAL WARRANTY DEED

Exceptions and Permitted Encumbrances

1. Real Estate Taxes for the year 2025, a lien not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 332, page 21, said Register's Office

Certificate of Authenticity

I, Melissa Goetz, 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 September 9, 2025.

Date

Affiant Signature

September 9, 2025
Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 07-18-2028
Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON